

DEPT-01 RECORDING \$31.00
100012 TRAN 5670 06/27/97 14:02:00
20950 5 LTR 8-197- 454808
COOK COUNTY RECORDER

97033999
76-72-089 OF

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, **Municipal Trust & Savings Bank Bourbonnais, IL, Successor Trustee Under Land Trust Agreement #0928 (Formerly Trust Number 3868)** of the County of Kankakee and State of Illinois for and in consideration of ten dollars, and other good and valuable considerations in hand paid, grants and conveys unto the **BEVERLY TRUST COMPANY**, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 19th day of April, 1997 known as Trust Number 74-2564, whose address is 10312 S. Cicero Avenue, Oak Lawn, Illinois 60453, the following described real estate in the County of Cook and State of Illinois, to-wit:

*3100
JA*

The Premises Described On Exhibit A

Street address of above described property: Rte 57 and Rte 30, Matteson, Illinois

Permanent Tax Number: 31-21-300-006

Subject to the following:

- A. General real estate taxes for the year 1996 and future years;
- B. Restrictions and easements of record;
- C. Drainage tile in place;
- D. Rights of the public in any public roadways;

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof

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to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or of whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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Mall this recorded instrument to:

Beverly Trust Company
10312 S. Cicero Avenue
Box 90
Oak Lawn, Illinois 60453

Mall future tax bills to:

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 007672089 OF
STREET ADDRESS: 7 VACANT ACRES RTE. 30 & I-57
CITY: MATTESON COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF LINCOLN-57 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE SOUTH 86 DEGREES 43 MINUTES 25 SECONDS EAST A DISTANCE OF 52.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 238.73 FEET, AN INTERIOR ANGLE OF 46 DEGREES 12 MINUTES 37 SECONDS AND A LENGTH OF 192.54 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT A CHORD DISTANCE OF 187.4 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 40 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 111.69 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS EAST A DISTANCE OF 598.63 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 82 DEGREES 52 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 228.82 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 694.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

The Undersigned

, being duly sworn on oath, states that

_____ resides at _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

James H. Wm...

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SUBSCRIBED and SWORN to before me this 26th day of July 1997.

Cynthia McN...
Notary Public

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