

UNOFFICIAL COPY

TRUSTEE'S DEED TO TRUST

97659645

Mall To:

Alvin Smith
2440 Lincoln Highway
Olympia, Fed, Ia 60101

Name and Address of Trustee:

Alvin Smith
97050275 12/193
7679016

- DEPT-01 RECORDING \$25.00
- T#0012 TRAN 6594 09/08/97 13:07:00
- #6033 CG #97-659645
- COOK COUNTY RECORDER

The above space for recorders use only

THIS INDENTURE, made this 2nd day of September, 1997, between MARILYN J. KOHN, Trustee or the Successor Trustee Under the MARILYN J. KOHN LIVING TRUST DATED AUGUST 15, 1996, in pursuance of a certain Trust Agreement, dated the 15th day of August, 1996, party of the first part, and FIRST UNITED BANK, a corporation duly organized under the laws of Illinois as Trustee under a certain Trust Agreement dated the 31st day of July, 1997, and known as Trust No. 1844 whose address is: 700 Exchange Street, Crete, Illinois 60417,

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party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 14 (except the West 3 feet thereof) and the West 23 feet of Lot 15 in Block 2 in Dell and Maraden's Forest Park Subdivision Unit No. 1, being a Subdivision of that part of the Southwest 1/4 of Section 20, Township 35 North, Range 14, East of the Third Principal Meridian, bounded on the North by a line 738.0 feet South of and parallel to the East and West center line of said Southwest 1/4 of Section 20, bounded on the West by the West line of said Section 20, bounded on the South by a line 154.0 feet North of and parallel to the South line of said Section 20, bounded on the East by a line that intersects the said North line at a point 1162.32 feet East of the West line of said Section 20 and intersects the said South line at a point 968.95 feet East of the West line of Section 20, all in Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s) 32-20-328-028-0000
Property Address: 276 West Hickory Street, Chicago Heights, IL 60411

together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.
THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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BOX 333-CTI

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither GRANTEE named herein, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said GRANTEE named herein the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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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The said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Dated this 2nd day of September, 1997.

Cook County
 REAL ESTATE TRANSACTION TAX
 RECEIVED
 NAME
 NUMBER



16.75

Marilyn J. Kohn
 Marilyn J. Kohn, Trustee

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 33.50

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARILYN J. KOHN, Trustee under the MARILYN J. KOHN LIVING TRUST dated August 15, 1996, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2nd day of September, 1997.

OFFICIAL SEAL
N RICHARD STELTER
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/31/00

[Signature]
 Notary Public

97659645

DOCUMENT PREPARED BY:
 N. Richard Stelter
 McGrane Law Firm
 165 West 10th Street
 Chicago Heights, IL 60411

(County, State, or Municipal Transfer Stamps Here)
 OR
 Exempt under Provisions of Paragraph _____
 Section 4, Real Estate Transfer Act.

City of Chicago Heights
 Date 9-5-97
 Tax Index Number 32-26-328 028
 Receipt Number 01-0012135
 Real Estate Transfer Tax 134.00

Date: _____
 By: _____
 Buyer, Seller, or Representative

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