

# UNOFFICIAL COPY

Deed in Trust

97659687

DEPT-01 RECORDING \$23.00  
 140012 TRAN 6595 09/08/97 13:20:00  
 #6078 # CG #-97-659687  
 COOK COUNTY RECORDER

7672958

DEPT--10 PENALTY \$20.00

This Indenture, Witnesseth, That the Grantor,

K & P PROPERTIES, an Indiana general partnership, whose sole partners consist of Thomas W. Kelley and Suzanne E. Horton of the County of Allen, State of Indiana, for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey/s and Warrant/s unto the OXFORD BANK & TRUST-REAL ESTATE DEPT., 1100 West Lake Street, Addison, Illinois 60101 a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of July, 1997, known as Trust Number 580, the following described real estate in the State of Illinois, to-wit:

The North 300 Feet (as measured on the East line thereof) of the West 240 feet of the East 1072 feet (as measured on the North line thereof) of that part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 41 North, Range 11 East of the Third Principal Meridian, lying Northerly of a line 82.5 feet Northeasterly of and parallel with the following described line: Beginning at a point in the West line of said Southeast 1/4 of the Northeast 1/4 of 345.5 feet North of the Southwest corner thereof, and running thence South 69 degrees East 929.95 feet to a point in the South line of the Northeast 1/4 of said Section 25, said point being 929.16 feet East of the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 25 aforesaid, in Cook County, Illinois.

23-  
20-  
P

ALSO:

The West 240 feet of the East 1072 feet (as measured on the North line thereof) of that part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 41 North, Range 11, East of the Third Principal Meridian, lying Northerly of a line 82.5 feet Northeasterly of and parallel with the following described line: Beginning at a point in the West line of said Southeast 1/4 of the Northeast 1/4 of 345.5 feet North of the Southwest corner thereof, and running thence South 69 degrees East 989.95 feet to a point in the South line of the Northeast 1/4 of said Section 25, said point being 929.16 feet East of the Southwest Corner of said Southeast 1/4 of the Northeast 1/4 of Section 25 aforesaid in Cook County, Illinois.

97659687

SUBJECT to all easements, restrictions, and limitations of record as well as applicable zoning ordinances.

Permanent Index No: 08-25-203-013-0000; 08-25-203-014-0000

Common Address: 125 West Willie Road, Des Plaines, Illinois.



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 and vested in 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 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 lessee to commence in present 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any party dealing with said trustee in relation to said premises, or to 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 and said trust agreement have been compiled 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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 \* \* \*  
 SEPT-NOV 1987  
 REVENUE 870.00

Cook County  
 REAL ESTATE TRANSFER TAX  
 SEPT-NOV 1987  
 REVENUE 435.00

97659687

**UNOFFICIAL COPY**

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 by 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 or provided, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantors hereby expressly waive and release all rights under and by virtue of the homestead exemption laws of the State of Illinois.

The undersigned persons executing this Deed represent and certify on behalf of the Grantor, that each of the undersigned are the sole and only partners of K & P Properties, an Indiana general partnership, and that they are fully empowered by the terms of Indiana Partnership Law and the Partnership Agreement to execute and deliver this Warranty Deed.

In Witness Whereof, the grantors aforesaid have hereunto set hands and seals this 28 day of August, 1997.

K & P Properties, an Indiana general partnership

By: [Signature]  
Thomas W. Kelley, Partner

By: [Signature]  
Suzanne E. Horton, Partner

976596687

STATE OF INDIANA )  
                                      ) SS:  
COUNTY OF ALLEN )

I, the undersigned, a Notary Public in and for said County and State, aforesaid do hereby certify that Thomas W. Kelley, a Partner, in K & P Properties, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 28 day of Aug, 1997.

My Commission Expires: April 2, 1999  
Resident of: Allen County

[Signature]  
Notary Public

STATE OF INDIANA )  
                                      ) SS:  
COUNTY OF ALLEN )

I, the undersigned, a Notary Public in and for said County and State, aforesaid do hereby certify that Suzanne E. Horton, a Partner in K & P Properties, personally known to me to be the same person whose names 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 28 day of Aug, 1997.

My Commission Expires: April 2, 1999  
Resident of: Allen County

[Signature]  
Notary Public

This instrument prepared by VINCENT J. HEINY, Attorney at Law, 444 East Main Street, Fort Wayne, Indiana 46802; (219) 426-0444.

Mail Tax Bills To:  
OXFORD BANK & TRUST  
1100 West Lake Street  
Addison, Illinois 80101  
(708) 629-5000

Mail to:  
Michael A. LaTone  
10600 West Higgins Rd, #403  
Rosemont, IL 60018

UNOFFICIAL COPY

Property of Cook County Clerk's Office