

# UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

98149979

Page 1 of 3

5991/0009 48 001 1993-02-25 11:26:13

Cook County Recorder

25.50

THIS INDENTURE WITNESSETH, That

the Grantor, WILLIAM A. BERGER

and DAWN N. BERGER F/K/A

DAWN N. JANIS of

the County of Cook and

for and in consideration of Ten and

00/100ths (\$10.00) ----- Dollars.

and other good and valuable considerations

in hand, paid, Convey (s) and Warrant(s) unto

the **PALOS BANK AND TRUST**

**COMPANY**, an Illinois Banking Corporation

of the United States of America, as Trustee

under the provisions of a Trust Agreement dated the 17th day of January 19 95 and known as

Trust Number 1-3722 the following described real estate in the County of Cook and the State of

Illinois, to-wit:

LOT 2 IN BLOCK 9 IN ELMORE'S OAK PARK AVENUE ESTATES, (EXCEPT THE EAST 200 FEET OF THAT PART OF SAID LOT 2 LYING NORTH OF THE SOUTH 50 FEET THEREOF AND EXCEPT THAT PART OF THE SOUTH 50 FEET OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE NORTH 89 DEGREES 54 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 247.69 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 43 SECONDS EAST A DISTANCE OF 42.01 FEET; THENCE NORTH 50 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 12.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF SAID LOT 2; THENCE SOUTH 09 DEGREES 54 MINUTES 55 SECONDS EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 257.12 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING), SAID ELMORE'S OAK PARK AVENUE ESTATES BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT NUMBER 377150) IN COOK COUNTY, ILLINOIS.

28-30-109-017 (Affects part of subject property) .

Permanent Index No: 28-30-109-018 (Affects part of subject land and other property) .

Common Address: Vacant Lots, Tinley Park, IL

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 and to resubdivide said Property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding 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 partition 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 said premises 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 same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

121171

002084

COOK COUNTY  
CLERK'S OFFICE  
RECEIVED  
121171  
01250  
000000  
STATE  
002084  
01250  
000000

to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earning avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said PALOS BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither PALOS BANK AND TRUST COMPANY individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or us 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 all such liability being hereby expressly waived and released. Any contract, obligations 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 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.

And the said grantor (s) hereby expressly waive (s) and release (s) any and all right or benefit under and by virtue of any an all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor (s) aforesaid has (ve) hereunto set (his) (her) (their) hand and seal (s) this 23rd day of February, 19 98

(SEAL) William A. Berger (SEAL) Dawn N. Berger  
WILLIAM A. BERGER DAWN N. BERGER F/K/A DAWN M. JANIS  
(SEAL) (SEAL)

State of Illinois ) I, Karen L. May a Notary Public in and for said County, in the state  
County of Cook ) aforesaid, do hereby certify that WILLIAM A. BERGER AND DAWN N. BERGER,  
his wife

"OFFICIAL SEAL" personally known to me to be the same person(s) whose name(s) subscribed to the foregoing  
KAREN L. MAY instrument appeared before me this day in person and acknowledged that they signed, sealed  
NOTARY PUBLIC, STATE OF ILLINOIS and delivered the said instrument as their free and voluntary act, for the uses and purposes  
MY COMMISSION EXPIRES 8/8/98 therein set forth, including the release and waiver of the right of homestead.  
Given my hand and notarial seal this 23rd day of February, 19 98

Karen L. May  
Notary Public

COUNTY — ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE TRANSFER  
ACT.  
DATE:

Buyer, Seller or Representative

Mail to: Grantee's Address

This instrument was prepared by:  
David T. Cohen, 14300 S. Ravinia, #100,  
Orland Park, IL 60462

**P** **Palos Bank and Trust**  
TRUST AND INVESTMENT DIVISION  
12600 South Harlem Avenue / Palos Heights, Illinois 60463  
(708) 448-9100

UNOFFICIAL COPY

Property of Cook County Clerk's Office