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Chicago Abstract, Inc.

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8812/0034 53 001 Page 1 of 4
1999-01-05 15:35:48
Cook County Recorder 27.50



TRUSTEE'S DEED
(Conveyance to Trust)

MAIL RECORDED DEED TO:

PREPARED BY:
FOUNDERS BANK
(SUCCESSOR BY MERGER TO
MOUNT GREENWOOD BANK)
TRUST DEPARTMENT
11850 SO. HARLEM AVE.
PALOS HEIGHTS, IL 60463

Note: This space is for Recorder's Use Only



THIS INDENTURE, made this 4th day of January, 1999, between FOUNDERS BANK (Successor by Merger to Mount Greenwood Bank), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK (Successor by Merger to Mount Greenwood Bank) in pursuance of a trust agreement dated the 7th day of April, 1993 and known as Trust Number 5-1036, party of the first part, and Founders Bank (Successor by Merger to Mount Greenwood Bank) as Trustee U/T/A dtd. 5/26/95 and known as Trust No. 5-1096, 11850 So. Harlem Avenue, Palos Heights, IL 60463 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois to wit:

Parcel 1: Lot No. 161 in Ruffled Feathers, being a Subdivision of part of Section 27 and part of the North 1/2 of Section 34, all in Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 over Outlots P and R as created by the Plat of Subdivision.

together with the tenements and appurtenances thereunto belonging.

Commonly known as: 34 Sawgrass Drive, Lemont, IL 60439

PIN: 22-34-108-007

SUBJECT TO:

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

This document contains 3 pages.
This is Page 1 of 3.

2

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CHICAGO APPELLATE COURT
JAMES J. HARRIS, JUDGE

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 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 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.



In no case shall any part 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 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 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 predecessors 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 all 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.

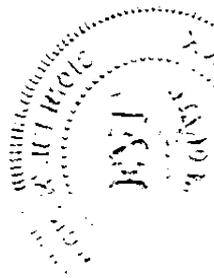
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This is Page 2 of 3.

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DATE 08/14/01 BY 60322 UCBAW/STP



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STATEMENT BY GRANTOR AND GRANTEE

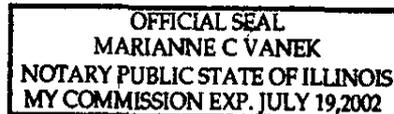
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Founders Bank as Trustee

Dated 1/4, 19 99 By: Barbara J. Halson
Signature: _____
Grantor or Agent
AVP/Trust Officer

Subscribed and sworn to before me by the
said grantor this
4th day of January, 1999.

Notary Public Marianne C. Vanek



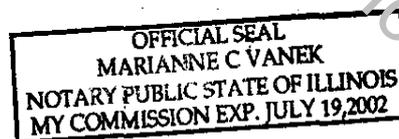
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Founders Bank as Trustee

Dated 1/4, 1999 By: Barbara J. Halson
Signature: _____
Grantee or Agent
AVP/Trust Officer

Subscribed and sworn to before me by the
said grantee this
4th day of January, 1999.

Notary Public Marianne C. Vanek



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]