

UNOFFICIAL COPY

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PARCEL 1:

UNIT NO. 11 IN WILLOW CREST CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN N. A. COOL'S DIVISION OF LAND IN SECTIONS 10 AND 15, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 103.00 FEET WEST OF THE EAST LINE AND 128.74 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3; THENCE WEST 48.00 FEET ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTH 0 DEGREES, 33 MINUTES, 30 SECONDS WEST 78.27 FEET ALONG A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 3, TO A LINE DRAWN 50.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 3; THENCE NORTH 89 DEGREES, 26 MINUTES, 30 SECONDS WEST 105.00 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 0 DEGREES, 33 MINUTES, 30 SECONDS EAST 88.00 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; THENCE SOUTH 89 DEGREE, 26 MINUTES, 30 SECONDS EAST 76.90 FEET, TO THE WEST LINE OF THE EAST 179.00 FEET OF SAID LOT 3; THENCE SOUTH 10.00 FEET ALONG SAID WEST LINE; THENCE EAST 28.00 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3289319 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

~~PARCEL 2:~~ Subject to:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT OF EASEMENTS FILED NOVEMBER 29, 1985 AS DOCUMENT LR 3480456 BY HERITAGE BANK OF OAK LAWN TO SOUTHWEST FEDERAL S & LA, UPON AND IN THE FOLLOWING DESCRIBED PROPERTY, THE SOUTH 50 FEET OF THE EAST 409.50' OF THAT PART OF LOT 3 LYING WEST OF THE WEST LINE OF CRAWFORD AVENUE IN N. A. COOL'S DIV OF LAND IN SECTIONS 10 AND 15, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PROPERTY ADDRESS: 4010 WEST 150TH STREET, UNIT NO. 11
MIDLOTHIAN, ILLINOIS

PERMANENT INDEX NO.: 28-10-416-049-1011

3652899

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,
SOUTHWEST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO
 of the County of **Cook** and State of **Illinois**, for and in consideration
 of the sum of **TEN DOLLARS AND NO/100**-----Dollars (\$**10.00**),
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey—and War-
 rant—unto **HERITAGE BREMEN BANK AND TRUST COMPANY**, an Illinois Corporation as Trustee under the provisions of
 a certain Trust Agreement, dated the **9th**
 day of **September** 19 **87**, and known as Trust Number **87-3099**, the following
 described real estate in the County of **Cook** and State of Illinois, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

COOK COUNTY 015 2 0 9 9 9



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 \$ 21.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 \$ 21.00

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.
 Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 lease 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 dedicate, to donate, 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 lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 options 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, at 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) that 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 conditions that neither Heritage Bremen 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, 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 beneficiary under said Trust Agreement and its 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 whatsoever 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 or through 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 Heritage Bremen Bank And Trust Company 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.

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

In Witness Whereof, the grantor aforesaid hereunto set hand and seal this **14th** day of **September** 19 **87**
 X **Albert Rodriguez** (SEAL) Executive Vice President
 X **Mary A McNally** (SEAL) Secretary

STATE OF **Illinois**)
 County of **Cook**) ss. **Cynthia Beilke**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Albert Rodriguez, Executive Vice President and Mary A. McNally, Secretary of "SOUTHWEST FEDERAL SAVINGS LOAN ASSOCIATION OF CHICAGO"**

personally known to me to be the same person **S**, whose name **S** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** signed, sealed and delivered the said instrument as **their** 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 seal this **14th** day of **September** A.D. 19 **87**

April 26, 1989 Notary Public.
 My commission expires

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This space for affixing Notary and Revenue Stamps

3652899

Document Number

GRANTEE:
HERITAGE BREMEN BANK AND TRUST COMPANY
 17600 Oak Park Avenue
 Tinley Park, Illinois 60477

4010 West 150th Street, Unit No. 11
 Midlothian, Illinois
 For information only insert street address of above described property.

