

UNOFFICIAL COPY

First National Bank

3256 Ridge Road

First National Bank of Illinois

THOMAS C. CORNWELL

TRUST AGREEMENT BEGINS

3256 Ann Street
Chicago, IL 60645

FOR INFORMATION ONLY
PLEASE PRINT NAME AND ADDRESS OF PARTY TO WHOM THIS INSTRUMENT IS TO BE DELIVERED

18350 LOUIS AVE
SOUTH HOLLAND, IL 60473

STATE OF ILLINOIS
COUNTY OF COOK

THIS INSTRUMENT, made this 25th day of May, 1989, between FIRST NATIONAL BANK OF ILLINOIS, a National Banking Association of Lansing, Illinois as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 11th day of February, 1988, and known as Trust Number 3806, party of the first part, and FIRST NATIONAL BANK OF ILLINOIS, F/O/T 19887 dated May 25, 1989, whose address is 3256 Ridge Rd., Lansing, IL 60438, party of the second part, WITNESSETH, That said party of the first part, in consideration of the sum of **\$10.00** TEN DOLLARS AND 00/100-----DOLLARS, and other good and valuable considerations in hand paid, does hereby Grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 227 and the west 15 feet of Lot 228 in Schultz Park, being a subdivision in the South 1/2 of the South West 1/4 of Section 32, Township 36 North, Range 15 East of the Third Municipal Meridian, in Cook County, Illinois according to the plat thereof filed for record in the recorder's office of Cook County, Illinois June 1, 1927 as Document 96706687, P.I.N. #30-32-313-018-0000

AND MADE A PART HEREOF.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE FIRST GRANTEE NAMED HEREIN. THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT

DO NOT AND DO NOT HAVE TO BE RECORDED IN THE PUBLIC RECORDS OF ANY COUNTY OR STATE.

IN WITNESS WHEREOF, the first part has caused its corporate seal to be hereunto affixed and its authorized officers and agents to hereunto sign and seal this instrument, the first and second parts being duly advised of the contents of the instrument and of the consequences thereof, and being duly advised of the nature and extent of the interest which they are about to acquire and the nature and extent of the interest which they are about to convey, and being duly advised of the nature and extent of the interest which they are about to acquire and the nature and extent of the interest which they are about to convey, and being duly advised of the nature and extent of the interest which they are about to acquire and the nature and extent of the interest which they are about to convey.

DAVID A. DE YOUNG, Trust Officer
NATIONAL BANK OF ILLINOIS, and CAROL J. BRANDT, Trust Officer

State of Illinois, County of Cook, ss. I, Sandra J. Francis, a Notary Public in and for said County, in the said State, do hereby certify that the foregoing is a true and correct copy of the original instrument as presented to me for said purpose, the first and second parts being duly advised of the contents of the instrument and of the consequences thereof, and being duly advised of the nature and extent of the interest which they are about to acquire and the nature and extent of the interest which they are about to convey.

Sandra J. Francis

3799493

REAL ESTATE TRANSACTION TAX

27.50

REVENUE

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX

27.50

REVENUE

DEPT OF REVENUE

COOK COUNTY

3799493

TRUSTEE'S DEED
(TRUST TO TRUST)

72-609-00-8

UNOFFICIAL COPY

CS 156676
IN DUPLICATE
025 805

AGENCY
ADDRESS
APPROVAL
APPROVED BY
APPROVED DATE
APPROVED TIME
APPROVED PLACE
APPROVED BY
APPROVED DATE
APPROVED TIME
APPROVED PLACE

CHICAGO TITLE INS.
G#

72-07-602

Full power and authority is hereby granted to said Trustee to improve, manage, protect and otherwise 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, or in future, and upon any terms and for any period, 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, in excess of any single 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 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, to contract to grant options to purchase 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 adjacent 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 or successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, 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 the 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 a copy of said Trust Agreement, 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 the name 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 trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was fully authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or a successor in trust, that such successor or successor in trust has fully vested with all the title, estate, rights, power, authority, duties and obligations of its, his or their predecessor or predecessors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, authority, duties and obligations of its, his or their predecessor or predecessors in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor his successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if 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 thereof, 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 purpose, or in 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 as far as the trust property and funds in the 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 right, 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 the entire legal and equitable title in fee simple, in and to all of the real estate aforesaid as more fully described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby notified not to register or note in the certificate of title or duplicate thereof, or extract, the words "in trust," or "upon condition," or "with limitations," or words of a similar import, in accordance with the statute in such case made and provided.