

UNOFFICIAL COPY

STEEL CITY NATIONAL BANK
300 East 92nd Street - Chicago, Illinois 60617

STEEL CITY NATIONAL BANK
300 East 92nd Street - Chicago, Illinois 60617
TRUSTEE

ADDRESS OF PROPERTY

WARRANTY DEED
App'd In Trust

Box 768

Property of Cook County Clerk's Office

PLAT WITH THIS DOCUMENT

THE STATE OF ILLINOIS, County of Cook, ss. I, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

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Commissioner of Titles	10/17/89
on Certificate of Title	10/17/89
No. 10/17/89	10/17/89
Date 9-22-89	9-22-89
Age of Grantee	Dr. C. M.
Address	
Husband	
Wife	
Address	
Deliver Now	1987 # 3120
Residence	
Employer	

995 ...berts Road
Palo Alto, IL 60465

UNOFFICIAL COPY

3827148

DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor ROGER GROEN, JR., and GRETCHEN GROEN, his wife and ROGER A. GROEN, SR., and DOLORES A. GROEN, his wife and RALPH LUX and ZENA LUX, his wife of the County of Cook and State of Illinois for and in consideration of \$100,000.00 Dollars, and other good and valuable considerations in hand paid, Conveys and unto THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois as Trustee under the provisions of a trust agreement dated the 31ST day of August 19 89, known as Trust Number 3120, the following described real estate in Cook County and State of Illinois, to-wit: PIN # 29-19-300-051-0001

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SIECLAR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF BEGINNING, THENCE CONTINUING NORTH 66 DEGREES 01 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 105.41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 66 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE 500.00 FEET TO THE SOUTH LINE OF 163RD STREET AS DEDICATED, THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 261.61 FEET TO A POINT OF CURVATURE IN SAID SOUTH LINE, THENCE EASTERLY ALONG SAID SOUTH LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 129.37 FEET TO THE WEST LINE OF BREMENTHUNT ROAD SOUTH AS DEDICATED, THENCE SOUTH 21 DEGREES 06 MINUTES 27 SECONDS EAST ALONG SAID WEST LINE, 144.53 FEET TO A POINT OF CURVATURE IN SAID WEST LINE, THENCE SOUTHERLY ALONG SAID WEST LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 235.04 FEET, AN ARC DISTANCE OF 86.69 FEET TO A POINT OF TANGENCY IN SAID WEST LINE, THENCE SOUTH 89 DEGREES 01 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE 97.00 FEET, THENCE NORTH 89 DEGREES 01 MINUTES 30 SECONDS WEST 486.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises with all appurtenances upon the trusts and for the uses and purposes herein and in each 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, to dedicate parks, streets, highways or alleys and to vacate any subdivided or part thereof, and to redivide 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to make deeds for or deeds conveying directly or indirectly to any person, 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 present or future, and upon any terms and for any periods of time and to amend, change or modify lease and the terms and provisions thereof at any time or times hereafter, to contract to purchase or 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 regarding the manner of filing 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 appurtenant to said premises or any part thereof, and to deal with said property as 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, assigned, leased or mortgaged by said trustee, be obliged to see to the application of any proceeds received from the sale, lease, mortgage or other disposition of said premises, or to be charged or liable in any way, 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 instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (b) that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (c) 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 any other instruments thereto and binding upon all beneficiaries hereunder, (d) that said trustee was duly authorized and empowered to execute and deliver the said trust deed, lease, mortgage or other instrument and (e) if the conveyance is made to a successor or successors in trust, and such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authority, duties and obligations of the, his or their predecessor in trust.

The interests 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 and provided.

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

In Witness Whereof, the grantor aforesaid do hereby set their hands and seals on this 13th day of Sept. 1989.

Roger A. Groen, Sr. (Seal)
 ROGER A. GROEN, SR.
Roger Groen, Jr. (Seal)
 ROGER GROEN, JR.
Ralph Lux (SEAL)
 RALPH LUX

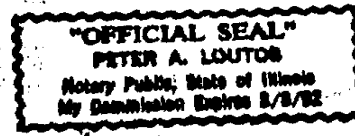
Dolores A. Groen (Seal)
 DOLORES A. GROEN
Gretchen Groen (Seal)
 GRETCHEN GROEN
Zena Lux (SEAL)
 ZENA LUX

State of Illinois) Peter A. Loutos) a Notary Public in and for said County, in
 County of Cook) SS. the state aforesaid, do hereby certify that Roger Groen, Jr., & Gretchen
 Groen, his wife and Roger A. Groen and Dolores A. Groen, his wife and Ralph
 Lux and Zena Lux, his wife

personally known to me to be the same person whose name is 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 notarial seal this 13th day of Sept. 1989.



Peter A. Loutos
 Peter A. Loutos
 Notary Public

SURVEY ANNOUNCED
 ALL SUBSIDIZED G.P. PARCELS
 E06065-
 590065
 7/22/89
 W/C
 DESCP. APPROVES PROP OR CFT. #
 1258240 1258244 6208 1AS4E84

COOK COUNTY STATE TRANSACTION TAX
 00012345
 3827148



STEEL CITY National BANK
 3030 East 72nd Street • Chicago, Illinois 60617

163rd & Harlem, Tinley Park, Ill.
 For information only insert street address of above described property.