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FORM 4111 445

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DOCUMENT NO.

1346419

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

DATE OF SEARCH:

Jerry A. Magee
Bonnie J. Magee

RESULT OF SEARCH:

NONE
NONE

7-30-90

796757

90 JUL 30 AM 9:55
CANDY MOSELEY DRAHN
CLERK OF COOK COUNTY
TITLE

INTENDED GRANTEEES OR ASSIGNEES:

Standard Bank & Trust #
12672

RESULT OF SEARCH:

NONE

7-30-90

Property of Cook County Clerk's Office

This Indenture Witnesseth, That the Grantor Terry A. Mager and Bonnie J. Mager, His Wife

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey \$ and Warrant \$ unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of July 1990, and known as Trust Number 12672 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Ninety Five (95) in Frank C. Rathje's Hillside Subdivision of Part of The North 329.76 Feet West of The Chicago Rock Island and Pacific Railroad of The Northwest Quarter (1/4) of Section 30, Township 37 North, Range 14, East of The Third Principal Meridian According to The Plat Thereof Filed in The Registrar's Office of Cook County, Illinois, December 2, 1916 as Document Number 67492.

Permanent Index No.: 25-30-102-020-0000
Commonly Known As: 2208 West 119th, Blue Island, Illinois 60406

Subject to mortgage dated the 21st day of June, 1988, and recorded on the 22nd day of June, 1988, as Document No. T3717599, made by Terry A. Mager and Bonnie J. Mager, his wife, and given to Valley National Mortgage Company, an Arizona Corp, in the amount of \$33,475.00. Buyer agrees that in the event of a sale within 5 years of date of closing, said mortgage will be paid in full or seller will be relieved of liability.

3900273

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, 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 presenti or in futuro, and upon any terms and for any period or periods of time not exceeding 98 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 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 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 the 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 privileged or obliged to inquire into any of the terms of said trust 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 the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantors hereby expressly waive s and release s 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 or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seals this 24th day of July 1990.

This instrument prepared by
James F. Kirk
Attorney At Law
7646 W. 159th Street
Orland Park, IL 60462

Terry A. Mager (SEAL)
Terry A. Mager (SEAL)
Bonnie J. Mager (SEAL)
Bonnie J. Mager (SEAL)

