

UNOFFICIAL COPY 0011088180

9065/0050 51 001 Page 1 of 5
2001-11-19 10:29:11
Cook County Recorder 29.50



0011088180

The above space for recorder's use only

This Indenture Witnesseth, That the Grantor

Esther M. Kowalski

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 the **FIRST BANK AND TRUST COMPANY OF ILLINOIS**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 9th of day of October 20 01, known as Trust Number 10-2468, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal Description Exhibit A Attached

This transaction is exempt under Provisions of Paragraph E, Section 4 of Real Estate Transfer Act.

By: Carl R. Mathis A.T.C.

Permanent Real Estate index No. 03-03-100-054-1087

RECORDED

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein said 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 and 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, (0 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 party dealing the 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, Tent, 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 any 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, and (c) that said trustee was duly 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 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.

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 such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of 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 Title 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.

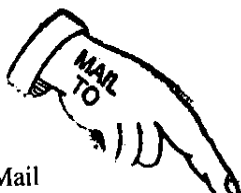
And the said grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid has hereunto set Her hand _____ and seal _____ this 9th day of October 20 01.

Esther M. Kowalski (SEAL) _____ (SEAL)
Esther M. Kowalski

_____ (SEAL) _____ (SEAL)

The following is for information purposes only and is not apart of this deed.



Mail Recorded Deed To: Trust Department First Bank & trust Company of Illinois 300 E. Northwest Highway Palatine, Illinois 60067

ADDRESS OF PROPERTY:

1108 Woodbury Lane #B1, Wheeling, IL 60090

SEND SUBSEQUENT TAX BILLS TO:

First Bank & Trust Company of Illinois - 10-2468

(Name)

300 E. Northwest Highway, Palatine, Illinois 60067

(Address)

EXHIBIT A

UNIT NO. 1-4-15-L-B-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-1-4-15-L-B-1 AS DELINEATED ON A PLAT SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST ½ OF THE WEST ½ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), A PORTION OF WHICH DEVELOPMENT PARCEL IS DESCRIBED AS BEING LEXINGTON COMMONS UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978 AS DOCUMENT 24,557,904, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 AND KNOWN AS TRUSTNUMBER 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT 24,759,090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORDED PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY.

Office of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK

} SS

I, Theresa K. Ensey a Notary
Public in and for said County, in the State aforesaid, do hereby certify that
Esther M. Kowalski

personally known to me be the same person _____ whose
name _____ subscribed to the foregoing instrument, appeared before me
this day in person and acknowledged that _____ signed, sealed and
delivered the said instrument as free and voluntary act, for the uses and
purposes therein set forth, including the release and waiver of the right
homestead.

Given under my hand and notarial seal this 9th

day of October A.D. 20 01

Theresa K. Ensey
Notary Public.



TRUST NO. 10-2468

Deed In Trust
WARRANTY DEED

TO
First Bank and Trust Company of Illinois
Palatine, Illinois
TRUSTEE

First Bank

First Bank and Trust Company of Illinois
Palatine, Illinois 60067
(847) 358-6262

