

UNOFFICIAL COPY

04028208

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
009264 Exempt

COLE TAYLOR BANK

04028208

WARRANTY-DEED IN TRUST

The above space for recorder's use only

124
R43168

THIS INDENTURE WITNESSETH, That the Grantor, Land Reclamation Corporation, an Illinois corporation

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Warrant unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 7th day of November, 1994, and known as Trust Number 24-6141, the

following described real estate in the County of Cook and State of Illinois, to wit:
Lot 1 in Nana's Subdivision, a Subdivision of Lot 3 (except the West 100.0 feet and except the East 100.0 feet) of Streamwood Development Corporation's Subdivision, a part of the East 1/2 of the Southwest 1/4 of Section 25, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded May 22, 1981 as Document 25880294, in Cook County, Illinois.

04028208

GRANTEE'S ADDRESS 850 W. Jackson Blvd., Chicago, IL 60607

P.I.N. 06-25-301-038

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the use and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said 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 reconvey 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 benefits vested in said Trustee, to donate, to dedicate, 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 lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, and in all things, 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 to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of having the amount of present or future profits, 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 reconvey, 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 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 any part thereof shall be conveyed, contracted to be leased or mortgaged by said Trustee, or any successor in trust, be obliged to pay in 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. (a) That at the time of 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 thereto, 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) 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, duties and obligations of the Trustee or their predecessor in trust.

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, rents and proceeds arising from the sale or any other disposition of said real estate and such interest shall 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, rents and proceeds therefrom as aforesaid.

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 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 or otherwise.

In Witness Whereof, the grantor Land Reclamation Corp aforesaid has its hereunto set its hand and seal this 7th day of November, 1994

(SEAL) Howard Harris (SEAL)
(SEAL) Jean Harris (SEAL)

State of Illinois I, Susan Goldhamer, a Notary Public in and for said County, in the County of Cook 35 the state aforesaid, do hereby certify that Howard Harris, President & Jean Harris, Secretary of Land Reclamation Corp., an Illinois corporation personally known to me to be the same person S whose name S are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, read 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 7th day of November, 1994

OFFICIAL NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 01/01/95

MAIL TO:
Land Trust Dept.
COLE TAYLOR BANK
850 W. JACKSON
CHICAGO I.L 60607

Address of Property:
1102 E. Irving Park Road
Streamwood, IL 60103
For information only
This instrument was prepared by:
Howard Harris
7337 N. Lincoln, #283
Lincolnwood, IL 60464

This space for affixing Return and Revenue Stamp

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E of Section 4 of the Real Estate Transfer Tax Act.

Dated this 21st day of November, 1994.

Signature of Buyer-Seller or their Representative

Document Number

25.50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04025208

STABLE COMPANY
1500 W. SHURE
ARLINGTON HEIGHTS, IL 60004

DEPT-01 RECORDING \$26.50
TRAN 0121 12/28/94 10:05:00
4886 # LF # -04-028208
COOK COUNTY RECORDER