

THIS INSTRUMENT, WITNESSETH, that the Grantor Eleanor E. Ivans  
 of the County of Cook and State of Illinois for and in consideration of the sum  
 of Ten and no/100 (\$10.00) Dollars,  
 (S 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
 acknowledged, Convey B and Warranty B unto Charter Bank & Trust, N.A., an Illinois bank-  
 ing corporation of Hanover Park, 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 November day of 1994 and known as Trust Number  
1520, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 20 (EXCEPT THE NORTHEASTERLY 40.50 FEET THEREOF) IN BLOCK 3  
 IN STREAMWOOD GREEN UNIT FIVE, BEING A SUBDIVISION OF PART OF  
 THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41  
 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS.

Commonly known as 200 Whitewood Avenue, Streamwood, Illinois  
 60107

OK P.I.N. No. 06-24-112-083  
7K ~~104-005~~

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in  
 said Trust Agreement set forth.

I, full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or  
 times to improve, manage, protect and ~~convey~~ convey said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to  
 vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, in contract to sell, to grant options to pur-  
 chase, to sell on any terms, to convey with or without consideration, to convey said real estate or any part thereof to a successor  
 or successors in trust and to grant to any mortgagee or mortgagees 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, to lease said real estate,  
 or any part thereof, from time to time, in perpetuity or otherwise, by lease to commence in the present or in the future and upon any  
 terms and for any period or periods of time, all arising 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 to amend, change or modify leases and the terms and provisions thereof  
 at any time or times hereafter, to contract to lease and to grant options to lease and options to renew leases and options to pur-  
 chase the whole or any part of the real estate and to contract respecting the manner of fixing 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 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 would be lawful for any  
 person assuming 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 in trust, in relation to said real estate, or to whom said real estate  
 or any part thereof shall be conveyed, contracted to be sold, 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 the trust property, or be obliged to see that the  
 terms of the trust have been complied with, or be obliged to see to 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 relying upon or claiming under any such conveyance, lease, mortgage or other instrument, (a) that at the time of the delivery  
 thereof the trust created by this deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-  
 ment was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement or in all  
 amendments thereof, if any, and is binding upon all beneficiaries thereof, (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 or other instrument 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 the said Trustee or his predecessor in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually or as Trustee, nor its  
 successor or successors in trust shall incur any personal liability or be subjected to any judgment or decree for anything if it they  
 or its or their agents or attorneys may do or omit to do in or about the said real estate or any part thereof, or the provisions of the Deed or said Trust  
 Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, or any part thereof, or in or  
 about the said real estate, or any part thereof, or in or about the said real estate, or any part thereof, or in or about the said real estate, or any part thereof,  
 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 such attorney  
 in fact hereby irrevocably appointed for such purposes, or at the election of the Trustee, in his or her name, as Trustee of a special trust  
 and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or liability to defend  
 or discharge thereof.) All persons and corporations whatsoever 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 the trust property, and such  
 interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, real or equitable, in or  
 to said trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the condition hereof being to  
 vest in the Trustee the entire legal and equitable title in the same, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Register 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 Eleanor E. Ivans hereunto set her hand and seal this 28th  
 day of November, 1994.

Eleanor E. Ivans (Seal)  
 Eleanor E. Ivans (Seal)

STATE OF Illinois  
 COUNTY OF Cook

I, Cindy Cannizzaro, a Notary Public in and for said County, in the State  
 aforesaid, do hereby certify that Eleanor E. Ivans

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before  
 me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-  
 tary 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 28th day of November, 1994.  
Cindy Cannizzaro  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 4/15/98

MAIL TO  
Cindy Cannizzaro  
 (Name)  
5357 W. Devon Ave.  
 (Address)  
Chicago, IL 60646  
 (City, State and Zip)

DOCUMENT PREPARED BY:  
Cindy Cannizzaro  
5357 W. Devon, Chicago, IL 60646  
 SEND SUBSEQUENT TAX BILLS TO:  
Eleanor E. Ivans  
 (Name)  
200 Whitewood Ave, Streamwood, IL  
 (Address) 60107

ADDRESS OF PROPERTY:  
200 Whitewood Ave.  
Streamwood, IL 60107  
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
 ONLY AND IS NOT A PART OF THIS DEED.

DEPT-01 RECORDING  
 TRAM 2397 12/13/94 12:13:00  
 57791 LC #04-046674  
 COOK COUNTY RECORDER

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW '95 ICS 20C5' 45  
 AFFIX 'RIDERS' OR REVENUE STAMPS HERE  
 Supt. Don

VILLAGE OF STREAMWOOD  
 REAL ESTATE TRANSFER TAX  
 009312 EXEMPT

DOCUMENT NUMBER



UNOFFICIAL COPY

Property of Cook County Clerk's Office

1400 Irving Park Rd.  
Hanover Park, IL 60103  
708/837-2700

04046674

RETURN TO: Charter Bank  
AND TRUST, N.A.

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(WARRANTY DEED)

TO

**Charter Bank**  
AND TRUST, N.A.

TRUSTEE

MAIL TO:  
Cindy Cannizzaro  
5357 W. Devon  
Chicago, IL 60646

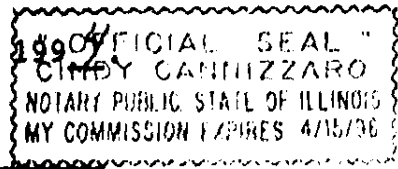
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-28-94, 1994. Signature: Eleanor E. Ivans  
Eleanor E. Ivans

Subscribed and sworn to  
before me by the said Eleanor E. Ivans  
this 28th day of November

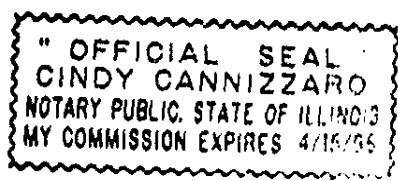


Notary Public Cindy Cannizzaro

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11-28-94, 1994. Signature: Eleanor E. Ivans  
Eleanor E. Ivans, as sole  
beneficiary of Charter Bank  
Trust No. 1520

Subscribed and sworn to  
before me by the said Eleanor E. Ivans  
this 28th day of November, 1994.



Notary Public Cindy Cannizzaro

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

04046674