

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

04070636

Form 1610

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Salvatore Romano and Pearl M. Romano, his wife

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto ALBANY BANK AND TRUST COMPANY N.A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 28th day of November 1994, known as Trust Number 11-5071, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 10 IN THE KNOLLS OF PALATINE, A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTIONS 21 AND 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1977 AS DOCUMENT NUMBER 24139658 IN COOK COUNTY, ILLINOIS

Commonly known as: 718 Longview, Palatine, Illinois P.T.N. 02-27-511-004-0000

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COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any portion or part thereof, and to reconstitute said property as often as needed, to contract to sell to grant options to purchase, to sell in any form, 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 successors or successors in trust all of the title, estate, powers and authorities vested in said trustee to donate, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, at pleasure or for any term or terms in possession 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 donation the term of 100 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 buy, and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of buying 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 claim or payment 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 matters 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 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, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this deed 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, so 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 the indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly appointed and authorized 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, 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 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 in any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed and is 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 grantors hereby expressly waive and release any and all right or benefit under and the 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, Salvatore Romano and Pearl M. Romano, their heirs and assigns, do hereby execute this deed on the 20th day of November 1994.

Salvatore Romano (Seal) Pearl M. Romano (Seal)
Pearl M. Romano (Seal)

State of Illinois Cook County, Kulluy R. Lynch, a Notary Public in and for said County, do hereby certify that Salvatore Romano and Pearl M. Romano, husband and wife, are joint tenants.

personally known to me to be the same persons whose names are 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 official seal this 2nd day of December 1994.

Kulluy R. Lynch Notary Public

ALBANY BANK AND TRUST COMPANY N.A.

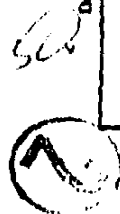
BOX 35

For information only insert street address of above described property.

LPSS #11501

This space for filing Return and Release Stamp

COOK COUNTY RECORDER



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ATTORNEY'S NATIONAL
TITLE NETWORK, INC.



Mail To: *Ermy F James*
33 W Higgins
H 4090
S. Barrington IL
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