

UNOFFICIAL COPY

This Trust Agreement, dated this 8th day of SEPTEMBER

19. 92, and known as Trust Number 10-1718 . . . , is to certify that the FIRST BANK and TRUST COMPANY OF ILLINOIS, an Illinois Banking Corporation, under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee hereunder, is about to be named as a Grantee in a deed of conveyance to the following described real estate in . . . COOK . . . County, Illinois, to wit:

LOT 6 (EXCEPT THE SOUTHEASTERLY 20 FEET THEREOF) IN BLOCK 31 OF THE OXFORD ADDITION TO KENILWORTH BEING A PART OF THE NORTHWEST 1/4 OF SECTION 27, PART OF THE NORTHEAST 1/4 OF SECTION 28 AND PART OF THE NORTH 15 ACRES OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 28 IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

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Permanent Real Estate Index No. 05-27-107-003 ✓

otherwise known as No. 229 ESSEX ROAD, KENILWORTH, IL. 60043 ✓

Improvements: . . . and that when it has taken the title thereto, or to any other real estate deeded to it as Trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to-wit:

JAMES R. MCCLAMROCH AND PAMELA H. MCCLAMROCH, his wife, as joint tenants with right of survivorship and not as tenants in common, as to the entire one hundred percent (100%) beneficial interest.



Doc#: 0432911180
Eugene "Gene" Moore Fee: \$48.00
Cook County Recorder of Deeds
Date: 11/24/2001 01:18 PM Pg: 1 of 2

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rentals and from . . . and that such right in the avails of said real estate shall be deemed to be personal . . .

The Trustee may at any time resign by sending a notice of its intention so to do by registered or certified mail to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notices by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled hereunder to direct the Trustee in the disposition of the trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder, or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee, notwithstanding such resignation, shall continue to have a first lien on the trust property for its costs, expenses and attorneys' fees and for its reasonable compensation.

Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his or their predecessor.

It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, or a beneficiary hereunder that said First Bank and Trust Company of Illinois, will (subject to the rights of the Trustee as aforesaid) deal with said property only when authorized to do so in writing and that it will (notwithstanding any change in the beneficiary of beneficiaries hereunder, unless otherwise directed in writing by the beneficiaries) on the written direction of

JAMES R. MCCLAMROCH AND PAMELA H. MCCLAMROCH

or will on the written direction of such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries at the time, or on the written direction of such person or persons as may be beneficiary or beneficiaries, the trustee shall make deeds for, or otherwise deal with the title to said real estate, property, or interests therein, and the Trustee shall not be required to enter into any personal obligation or liability in dealing with said real estate or to make title for or against any person, or to incur any expense, loss, or liability, or to deal with the title so long as any money is due to it hereunder. Otherwise, the Trustee shall not be required to inquire into the propriety of any such direction.

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The beneficiary or beneficiaries hereunder shall in his, her or their own right have the full management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall collect and handle the rents, earnings, avails and proceeds thereof, and said Trustee shall have no duty in respect to the management or control of said property or in respect to the payment of taxes or assessments, or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all moneys necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract for or in the name of the Trustee or to bind the Trustee personally. If any property remains in this trust twenty years from this date it shall be sold at public sale by the Trustee on reasonable notice, and the proceeds of the sale shall be divided among those who are entitled thereto.

At any time and from time to time additional property may be conveyed to the Trustee, and such property and the proceeds thereof shall be held, dealt with and disposed of under the terms of this agreement in the same manner as the property above specifically described. The terms and conditions of the deed by which the property above described, or any deed or deeds by which other property may be conveyed to the Trustee hereunder shall constitute and be construed as part of this agreement.

The First Bank and Trust Company of Illinois shall receive for its services in accepting this trust and in taking title hereunder the sum of \$ 100.00; also the current fee per year for holding title so long as any property remains in this trust; also its regular schedule of fees for making deeds, mortgages, other instruments as may be required hereunder, from time to time, and it shall receive reasonable compensation for any special services which may be rendered, or for taking and holding any other property which may hereafter be decided to it hereunder, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay and it is hereby understood and agreed that all such fees and compensations shall constitute a first lien on the real estate and property held hereunder.

IN TESTIMONY WHEREOF, said First Bank and Trust Company of Illinois has caused these presents to be signed by its Assistant Trust Officer attested by its Assistant Trust Officer, and has caused its corporate seal to be hereto affixed as and for the act and deed of said association, the day and year first above written.

Attest: *B. J. P. Dol*
Assistant Trust Officer

FIRST BANK AND TRUST COMPANY OF ILLINOIS
By: *Carl Wegmann*
Assistant Trust Officer

And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

<i>James R. McClamroch</i> [SEAL]	229 ESSEX ROAD, KENILWORTH, IL. 60043	256-4211
JAMES R. MCCLAMROCH	Address	Phone
SS# 307-42-250	Address	Phone
<i>Pamela H. McClamroch</i> [SEAL]	229 ESSEX ROAD, KENILWORTH, IL. 60043	256-4211
PAMELA H. MCCLAMROCH	Address	Phone
SS# 351-36-2148	Address	Phone
	Address	Phone

Signatures of persons having Power of Direction only:

..... [SEAL]	Address	Phone
..... [SEAL]	Address	Phone

May the name of any beneficiary be disclosed to the public? NO
To whom shall inquiries and bills be mailed. JAMES R. MCCLAMROCH AND PAMELA H. MCCLAMROCH
Address 229 ESSEX ROAD, KENILWORTH, IL. 60043 Phone (708) 256-4211

LIQUOR IS NOT BEING SOLD IN THE TRUST PREMISES.
(is) (is not)

TRUST NO. _____

Trust Agreement

AND

DECLARATION OF TRUST

FIRST BANK and TRUST COMPANY OF ILLINOIS

PALATINE, ILLINOIS

TRUSTEE

Mail To: Ron Richter
The PrivateBank & Trust
10 N. Dearborn St.
Suite 900
Chicago, IL 60602

FIRST BANK and TRUST COMPANY OF ILLINOIS
PALATINE, ILLINOIS
(312) 358-6262