

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD.

Lillian R. Olson
RECORDER OF DEEDS

WARRANTY DEED IN TRUST

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118-16-092
(29)

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, Willis E. Nieman and Leta L. Nieman, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the SCHAUMBURG STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the Second day of April 1971, known as Trust Number 227, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 929 in Rolling Meadows Unit No. 5, being a subdivision of part of the North half of Section 36, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois according to the plat thereof recorded of said subdivision recorded September 9, 1954 as Document 16011193 IN COOK County, Illinois.

Subject to:

- a. General taxes for the year 1971 and subsequent years.
- b. Building lines and building restrictions of record.
- c. Zoning and building ordinances, public easements, roads and highways, covenants and restrictions of record, and party wall rights and agreements, if any

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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 the trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate paths, access, highways or alleys and to create any subdivision of part thereof, and to redivide 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 as to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to convey or give 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 sales to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease the term of 99 years, and to renew or extend lease upon any terms and for any period or periods of time and to amend, change, 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 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, to release, convey or assign any right, title or interest in or about or incident 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 with 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, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of any such contract 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, (c) that said trustee 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, authorities, duties and obligations of the trustee 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 to any of the above lands 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 "upon condition", 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 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 grantors aforesaid have hereunto set their hands and seals and seals this 23rd day of December, 1971

Willis E. Nieman (Seal) _____ (Seal)
Leta L. Nieman (Seal) _____ (Seal)

State of Illinois ss. Kathryn M. Spencer, a Notary Public, in and for said County, in the County of Cook do hereby certify that Willis E. Nieman and Leta L. Nieman, his wife,

personally known to me to be the same person whose name is _____ 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 notarial seal this 23rd day of December, 1971
Kathryn M. Spencer
Notary Public
My Commission Expires August 3 1975

GRANTEE: Schaumburg State Bank, Trustee
342 W. Higgins Road
Schaumburg, Illinois 60172
2509 Park Street - Rolling Meadows, Ill.
For information only insert street address of above described property.

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CO. NO. 015
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FALGOUT
MAY 17 1972
STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
DEPT. OF REVENUE
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END OF RECORDED DOCUMENT