

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

21 916 080

Lillian H. Olson
RECORDER OF DEEDS

MAY 25 '72 1 38 PH

21916080

RECORDED FROM CASPALLER & JOHNSON, INC., CHICAGO 40413

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor ANITA J. KOBUS, Divorced and not remarried of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the SCHAUMBURG STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of April 1972, known as Trust Number 305, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 200 Feet of the East 160 Feet of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 16, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

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TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee 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 accept, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of any 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 and to grant to such successor or successors to treat all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge 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 lease to comply with the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to execute or cause to be executed any contract to make leases and to grant options to lease and options to renew leases 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 this trust have been carried out, 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 the terms of the delivery thereof of 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 terms, 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 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 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 "with limitations", or words of similar import, in accordance with the statute in this 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 aforesaid has hereunto set her hand and seal this 1st day of May 19 72

(Seal) Anita J. Kobus (Seal)

(Seal) (Seal)

State of Illinois ss. I, Jeanne B. Anderson, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Anita J. Kobus, Divorced and not Remarried



personally known to me to be the same person whose name is 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 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 1st day of May 19 72

Jeanne B. Anderson
Notary Public

GRANTEE: Schaumburg State Bank, Trustee
342 W. Higgins Road
Schaumburg, Illinois 60172

Box 619

For information only insert street address of above described property.

END OF RECORDED DOCUMENT

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(4-4)

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THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number
21 916 080