

# UNOFFICIAL COPY

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## This Indenture Witnesseth, That the Grantor,s

James C. Hoffman and Orvetta M. Hoffman, his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto PALATINE NATIONAL BANK, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 10th day of October, 1974 and known as Trust Number 1107

the following described real estate in the County of Cook and State of Illinois, to-wit: That part of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian defined as follows: Beginning on the North line of the South half of the Northeast quarter of Section 2 as aforesaid, 1,547.19 feet West of the Northeast corner of the South half of the Northeast quarter of said section; thence South parallel with the East line of said section 416 feet to a point of beginning; then South parallel with the East line of said section 204.73 feet; then Northwesterly on a line that forms an angle of 10 degrees 4 1/2 minutes to the right with a prolongation of the last described course for a distance of 76.17 feet; then North parallel with the East line of said section 291.95 feet; then East parallel to the North line of the South half of the Northeast quarter of said section 75 feet to the point of beginning; in Cook County, Illinois.

Grantee's Address: 50 N. Brockway, Palatine, Illinois 60067  
SUBJECT TO

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

Full power and authority is hereby granted to, said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to place otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, to lease to commence 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 demise 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 make leases and to grant options to lease, 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 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 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, 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 a successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or to be held to see that the terms of this trust have been complied with, or be obliged to inquire into 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 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 (including the Registrar of Titles of said county) 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 this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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) that 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 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 said real estate, and said 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, the intention hereof being to vest in said PALATINE NATIONAL BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not to issue a 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 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 hand,s and seal,s this 10th day of October, 1974.

X James C. Hoffman [SEAL] X Orvetta M. Hoffman [SEAL]  
James C. Hoffman [SEAL] Orvetta M. Hoffman [SEAL]  
[SEAL] [SEAL]  
[SEAL] [SEAL]

THIS DEED WAS PREPARED BY Craig H. Swain ADDRESS: 50 N. Brockway  
Palatine National Bank Palatine, Illinois 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10-10-74 James C. Hoffman Buyer, Seller, Representative Date

22 882 617

Office

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5.00

STATE OF Illinois }  
COUNTY OF Cook } ss.

I, Nanci A. Henning

a Notary Public in and for said County, in the State aforesaid, do hereby certify that James C. Hoffman and Orvetta M. Hoffman, his wife



personally known to me to be the same person S whose name S 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 10th day of October A. D. 1974

Nanci A. Henning Notary Public

My commission expires July 3, 1975

Property of Cook County Clerk's Office



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22852617

TRUST NO.

Deed in Trust

WARRANTY DEED

TO  
PALATINE NATIONAL BANK  
PALATINE, ILLINOIS  
TRUSTEE



FOR BEST BANKING, INC.

NO. OF RECORDED DOCUMENT