

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
WARRANTY DEED IN TRUST FILED FOR RECORD

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RECORDED FOR DEEDS

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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 and No/100ths (\$10.00) - - - - - Dollars, and other good and valuable considerations in hand paid, Convey s and warrant s unto the SCHAUMBURG STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of October 19 69, known as Trust Number 7, the following described real estate in the County of Cook and State of Illinois, to-wit:

located at 342 W. Higgins Road, Schaumburg

That part of the West 950.00 feet (as measured along the North line thereof) of the Northwest 1/4 of Section 15, Township 41 North, Range 10 East of the Third Principal Meridian, in the Township of Schaumburg, Cook County, Illinois, which lies Northerly of the Northerly line of Higgins Road as widened (excepting and reserving therefrom the West 800.00 feet as measured along the North line of the Northwest 1/4 of said Section thereof).

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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 said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate easements, streets, highways or alleys and to vacate any subdivision or 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 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 in trust 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 leases to come into effect at present or future, and upon any terms and for any period or periods of time, not exceeding the term of 10 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 and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fitting 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 adjacent appurtenance to said premises or any part thereof, and to deal with said property and any 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, with their 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 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 premises 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 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.

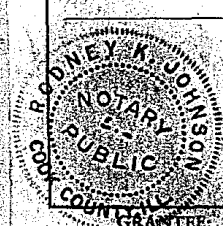
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register a note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the terms in such 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 26th day of October 19 72

(Seal) Anita J. Kobus (Seal)
(Seal) (Seal)

State of Illinois ss. Rodney K. Johnson a Notary Public in and for said County, in Cook County 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 26th day of October 19 72
Rodney K. Johnson
Notary Public

Schaumburg State Bank, Trustee
342 W. Higgins Road
Schaumburg, Illinois 60172
Box 619

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVERSE STAMPS

NO TAXABLE CONSIDERATION

Document Number

22 104 616

55 104 616 259 AM

AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Rowley K. Johnson
being first duly sworn on oath deposes and says that:

1. Affiant resides at 111 W. Washington St., Chicago, Ill.
2. That he is (agent) (officer) (one of) grantor (s) in a (deed) (lease) dated the 26th day of Oct., 1972, conveying the following described premises.
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, for the reason that:
 - (a) The instrument effects a division of land into 2 parts, each of which is five acres or more in size, and does not involve any new streets or easements of access.
 - (b) ~~The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor (s) in the above mentioned (deed) (lease) by *~~
 - (c) ~~The instrument makes a division of a lot or block in a recorded subdivision, to-wit:~~

Further affiant sayeth not.

[Signature]

Subscribed and sworn to before me this 31st day of November, 1972.



Kobus

*This instrument was acquired--by deed; inheritance or by Will. In case of by deed, give date and document number, and by inheritance or Will the name of the decedent, date of death and Probate Court file number, County and State where probated.

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END OF RECORDED DOCUMENT