

UNOFFICIAL COPY

DEED IN TRUST

QUIT CLAIM SEP 29 1976

PM 1 30

23 655 698

(The Above Space For Recorder's Use Only)

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THIS INDENTURE WITNESSETH, that the Grantor Mary J. Sharpe, a spinster

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 S and Quit Claim S unto North Point State Bank, an Illinois banking corporation of Arlington Heights, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of certain Trust Agreement, dated the 5th day of January, 1976, and known as Trust Number 171, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 85, 86, 87 and 88 of the resubdivision of Fairfax Village Unit No.2, according to the Plat of said Resubdivision recorded by the Recorder of Deeds of Cook County, Illinois on February 1, 1972 as Document No. 21793892, being a Resubdivision of Fairfax Village Unit #2, according to the Plat thereof recorded September 24, 1971 as Document No. 21637789 at the Recorder's Office in Cook County, Illinois, all in Section 35, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

SEE RIDER ATTACHED HERETO AND MARKED "EXHIBIT A"

SUBJECT TO: Covenants and conditions of record; general real estate taxes for 1976.

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times 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 resubdivide 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession, reversion, by lease or otherwise in the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 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 easement 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 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 any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the 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, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 Deed 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 herein in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder, (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) 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 predecessors in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed and said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all such liability, if any, being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under the same or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file 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 the state in which such case made and provided.

And the said Grantor hereby expressly waive, release, 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 Grantor aforesaid has hereunto set her hand and seal this 10th day of August 1976.

Mary J. Sharpe
Mary J. Sharpe [Seal]

STATE OF Illinois
COUNTY OF Cook ss.

I, Joanne Ruggieri, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mary J. Sharpe, a spinster 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 21st day of September 1976.

Commission expires November 9 1977.

DOCUMENT PREPARED BY:
Stephen P. Carponelli
215 N. Arl. Hts. Rd., Arl. Hts., Ill., 60004
SEND SUBSEQUENT TAX BILLS TO:
Rosewood Builders, Inc.
830 Baldwin Rd. (Name)
Palatine, Illinois 60067 (Address)

MAIL TO:
NORTH POINT STATE BANK
(Name)
P.O. BOX 700
(Address)
ARLINGTON HEIGHTS, ILLINOIS 60006
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, NEW ESTATE TRANSFER TAX ACT.
DATE 9-3-76
DIVERSITY OF REPRESENTATIVE OFFICE
AFFIX "RIDERS" OR REVENUE STAMPS HERE

10.00

DOCUMENT NUMBER
23655698

A 84388 203

UNOFFICIAL COPY

North Point State Bank

DEED IN TRUST
QUIT CLAIM

TRUST NO.

North Point State Bank
320 East Rand Road
Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office

"EXHIBIT A"

This Rider is attached to and made a part of DIRECTION TO CONVEY
OF Rosewood Builders, Inc. to North Point State Bank

Grantor also hereby grants to grantee, his heirs, successors and assigns, as appurtenant to and for the benefit of the premises herein conveyed, the easements set forth in the recorded Declaration and Plat of Subdivision and a perpetual easement over, upon and under Outlot "A" of said Fairfax Village for the construction and maintenance of sanitary sewers, storm sewers, water mains, gas mains and their respective appurtenances, and for the installation, operation and maintenance of telephone and electric utility service and their respective appurtenances, subject, however, to reservations by the grantor herein of the right to locate and relocate said facilities from time to time.

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END OF RECORDED DOCUMENT