

6494975 UCC  
Lull

23 701, 204

This Indenture Witnesseth, That the Grantor, DIANE E. HUBKA,  
divorced and not remarried

of the County of Will and the State of Illinois for and in consideration  
of TEN Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto  
THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights,  
Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 3rd  
day of July 19 73 known as Trust Number 789, the following  
described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 705 as delineated on survey of the following described  
parcel of real estate (hereinafter referred to as "Development Parcel"):  
The East 50 feet of the West 270 feet and the East 60 feet of the West  
220 feet of Lot 3 in the Subdivision of Lots 2 and 3 and accretions in  
Lake Front Addition in the North East fractional  $\frac{1}{4}$  of Section 28,  
Township 40 North, Range 14 East of the Third Principal Meridian, lying  
West of the West boundary line of Lincoln Park as established by  
decree entered in Case No. 256886 in Circuit Court of Cook County,  
Illinois, according to the plat thereof recorded of said Subdivision  
of Lots 2 and 3 recorded September 6, 1912, as document 5,038,117 in  
Cook County, Illinois, which survey is attached as Exhibit "A" to  
Declaration made by American National Bank and Trust Company of  
Chicago as Trustee under Trust No. 77855 and recorded in the Office of  
the Recorder of Cook County, Illinois, as Document No. 22340043,  
together with an undivided 1.115 percent interest in said Develop-  
ment Parcel (excepting from said Development Parcel all the property  
and space comprising all the units defined and set forth in said  
Declaration and Survey.)

23 701, 204

Office

# UNOFFICIAL COPY

64

Property of Cook County

ring

Subject to:  
Real Estate Taxes for the year 1976 and succeeding years;  
Restrictions and Covenants of Record;  
Building Lines and City Ordinances;

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 or trust all of the title, estate, powers and authorities vested in said trustee, to donate, to mortgage, lease 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 commence in present or in futuro, 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 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 re-lease, convey or assign any right, title or interest in or about or 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 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 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 such cases 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 November 1976

(SEAL) *Norma E. Huber*

11 00

THIS INSTRUMENT WAS PREPARED BY (SEAL) ROBERT J. SABIN 1040 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILL. 60005

23 701 204

Exempt under provisions of Paragraph 2, Section 4, 1-200-1-2B6  
Real Estate Transfer Tax Act  
11/1/76  
Buyer, Seller or Representative

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, Robert J. Sabin

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Diane E. Hubka, 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 Notary

1st day of November

*Robert J. Sabin*  
11/2/80  
Notary Public  
Cook County, Illinois

Property of Cook County Clerk's Office

RECORDED IN ILLINOIS  
RECORDS & CLERK  
Nov 8 10 03 AM '76

*Robert J. Sabin*  
CLERK OF DEEDS  
\*23701204

Deed in Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

Mail TO :

THE BANK & TRUST COMPANY  
OF ARLINGTON HEIGHTS  
900 East Kensington Road  
ARLINGTON HEIGHTS, ILLINOIS 60004

Box 533

END OF RECORDED DOCUMENT