UNOFFICIAL COPY

WARRANTY DEED IN TRUST

23 883 357

Prepared by [illegible] Reviewed by [illegible] Zimmerman

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Dwight Saranzak and Dorothy A. Saranzak, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars ($ 10.00), in hand paid, and other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto WHEELING TRUST AND SAVINGS BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, 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 24th day of September 19 76, and known as Trust Number 76-289, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 41 in C.A. Goelz's Arlington Heights Gardens, being a Subdivision in the North East Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, (excepting from said Lot that part thereof lying North of the following described line: beginning in the East line of Lot 40 in said subdivision, 70 feet South of the North line of said North East Qaurter, thence Westerly parallel to the North line of said North East Quarter to the West line of Lot 40 aforesaid; thence Southwesterly to a point on the West line of Lot 41 aforesaid 78.10 feet South of the North line of said North East Qaurter.

77 MAR 12 AM 9 25

SUBJECT TO

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 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 and assign to any person or persons or corporation or trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, 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 or reversion, by leases to commence in praesenti 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 198 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 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 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 agent or 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 be obliged 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, lease 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 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 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) 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.

This deed is made upon the express understanding and condition that neither Wheeling Trust and Savings Bank, individually or as Trustee, nor its successor or successors in trust shall be personally liable for anything it or they may do or omit to do in relation to said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to persons or property on said premises, or for any debt or liability incurred or entered into by the Trustee in connection with said real estate may be entered into by it or its agents or attorneys, or any of them, in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 liability 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 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 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 such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right to sue in connection with said Wheeling Trust and Savings Bank or said Trustee.

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 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 case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor 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 grantor aforesaid have hereunto set their hands and seals this 24th day of March 19 77.

Dwight Saranzak [SEAL] Dorothy A. Saranzak [SEAL]

[SEAL] [SEAL]

State of Illinois, County of Cook ss.

I, Norma Zuccarino, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Dwight Saranzak and Dorothy A. Saranzak, his wife

personally known to me to be the same persons whose names 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 24th day of March 19 77

Norma Zuccarino
Notary Public

MAIL 79

Return to: Robert F. Moore
WHEELING TRUST AND SAVINGS BANK
Wheeling, Ill. 60090

For information only insert street address of above described property.

10.00 MAIL

23883357
Document Number

END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office