

# UNOFFICIAL COPY

65-31-938R



Form TR-3 4/67

DEED IN TRUST

MAY 24 12 50 PM '73

ILLINOIS  
RECORDERS  
OFFICE

23 940 005

23940005

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the undersigned, EVELYN H. HASZ, a widow and not remarried,

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 21st day of August 1973, known as Trust Number 344, the following described real estate in the County of Cook and State of Illinois, to-wit:

*Handwritten notes:*  
CT 1.00  
MAY 16 1973  
D.K. [unclear]  
as to [unclear]

Unit 206 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"): Sublot B in Lot 2 in Village on the Lake Subdivision, being a subdivision of part of the Southwest quarter of Section 29 and part of the Northeast quarter of Section 32, all in Township 41 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded January 23, 1971 as Document No. 21380121 in Cook County, Illinois which survey is attached as Exhibit A to Declaration of Condominium Ownership made by Chicago Title & Trust Company as Trustee under Trust No. 53436, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21519026; together with an undivided 2.19 percentage interest in said parcel (excepting from said parcel all the properties and space comprising all the Units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois

Grantor also hereby grants to the grantees, their successors and assigns, as rights and easements appurtenant to the premises hereby conveyed the rights and easements set forth in the aforementioned Declaration of Condominium Ownership, and in the Declarations recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Nos. 20995533 and 21517208 for the benefit of the owners of said premises. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declarations, the easements thereby created for the benefit of said remaining parcels described in said Declarations and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said Declarations as covenants running with the land.

This conveyance is also subject to the following: general taxes for 1976 and subsequent years; all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations, the same as though the provisions thereof were recited and stipulated at length herein; all other easements, covenants, conditions and restrictions and reservations of record; building lines and building and zoning laws and ordinances; and The Condominium Property Act of the State of Illinois.

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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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to reestablish 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 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 commence in present or 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 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 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 exclaim said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, assign any right, title or interest in or about or easement 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 to 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 instrument 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 thereto, 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 case made and provided.

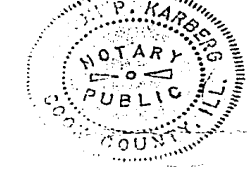
And the said grantor hereby expressly waives, releases and releases any and all right or benefit under, and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid had hereunto set her hand and seal this 31st day of March 1977.

This instrument was prepared by PETER D. WALTER (Seal) Evelyn H. Hanz (Seal) PETER D. WALTER (Seal) (Seal)

State of Illinois } ss. I, SHARON P. KARBERS, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Evelyn H. Hanz, a widow 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 9th day of May 1977.



Sharon P. Karbers Notary Public

MOUNT PROSPECT STATE BANK  
15 East Busse  
Mount Prospect, Illinois 60056

Elk Grove Village, Illinois  
Unit 206- 898 Wellington Ave.  
For information only insert street address of above described property.

This space for affixing Ritters and Revenue Stamps  
Exempt under provisions of Paragraph 5, Section 5, Real Estate Transfer Tax Act.  
5/24/77  
Date  
Buyer, Seller or Representative

23 940 005  
10.00

## END OF RECORDED DOCUMENT