

This instrument prepared by  
Eleanor E. Ivans  
1400 Renaissance Dr.  
Park Ridge, Illinois

23 961 656

**This Indenture Witnesseth, That the Grantor,**

Eleanor E. Ivans, divorced and not since remarried of 1400 Renaissance Dr.  
Park Ridge, Ill 60068

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 consideration, receipt of which is hereby duly acknowledged, Convey  
and Warrant unto THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and exist-  
ing as a national banking association under the laws of the United States of America, 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  
2nd day of November 19 76, and known as Trust Number 62531650,

the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 156 in Virginia Lake Subdivision, Unit No. 3, being a subdivision  
of part of the southwest quarter, and part of the Southeast quarter  
of Section 12, Township 42 North, Range 10 East of the Third Principal  
Meridian, in Cook County, Illinois  
Commonly known as 926 Sanborn Drive, Palatine

65 39 001 Me del VILLA

PROPERTY OF COOK COUNTY

10.00

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 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 or reversion, by lease to commence in present or in 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 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 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 (including the  
Registrar of Titles of said county) 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 conveyance is made upon the express understanding and condition that neither The First National Bank of Des Plaines, 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 or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all  
such liability 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 purposes, or at the election of the Trustee, in its own name, as Trustee of a 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 them or any  
of them shall be only in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said First National  
Bank of Des Plaines the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 the said grantor hereby expressly waives and releases, 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 13th day of April 1976

[SEAL] \_\_\_\_\_ [SEAL]  
[SEAL] \_\_\_\_\_ [SEAL]

5/30/77  
Date  
Cynthia B. Strawn

23 961 656

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook } SS. I, Cynthia B. Grawin

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

Eleanor E. Ivans

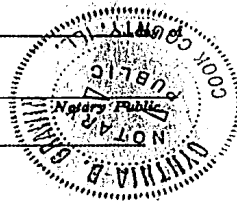
personally known to me to be the same person whose name  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that she signed, sealed and delivered the said instrument  
as her free and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 13th

April A. D. 19 76

Cynthia B. Grawin

My commission expires \_\_\_\_\_



PROPERTY OF COOK COUNTY CLERK'S OFFICE  
#23961656

COOK COUNTY, ILLINOIS  
CLERK OF RECORD  
JUN 9 1 09 PM '77

TRUST NO. Box 526

## Deed in Trust

WARRANTY DEED

TO  
THE FIRST NATIONAL BANK  
OF DES PLAINES  
733 Lee Street  
Des Plaines, Illinois  
TRUSTEE

Box 526  
Janis Kubikaba

END OF RECORDED DOCUMENT