

44743

Deed in Trust 23 220 946

This Indenture Witnesseth, That the Grantor,

Harriet Tedrahn, a spinster
of the County of DuPage and State of Illinois for and in consideration
of Ten and no/100 Dollars,
and other good and valuable considerations in hand paid, Convey and Warrant
unto the ROSELLE STATE BANK AND TRUST COMPANY a corporation organized and existing under the
laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 25th
day of July 19 75, known as Trust Number 1883, the following described
real estate in the County of Cook and State of Illinois, to-wit:

Lot 19 in block 7 in Centex Schaumburg Industrial Park Unit 54, being a subdivision
of part of the North Half of Section 33, Township 41 North, Range 10, East of the
Third Principal Meridian, according to the Plat thereof recorded December 20, 1972
as Document 22 163 308 in Cook County, Illinois.

This instrument was prepared by

Address of Property: 924 Morse Street
Schaumburg, Illinois

Erwin O. Elbert
106 E. Irving Park Road
Roselle, IL 60172

Address of Grantee: 106 E. Irving Park Road
Roselle, Illinois

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 and vested in said trustee to improve, manage, protect and sub-
divide said premises or any part thereof, to dedicate park 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 suc-
cessor 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 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 here-
after, 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 release, convey or 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. Any such power and authority granted to
the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as
occasion may arise with respect to all or any part of the trust property.

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 ap-
plication of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the
terms of this trust and said trust agreement 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 agree-
ment; 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
by 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 said
Trustee shall not be required to produce the trust 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 mean-
ing of the trust.

And the said grantor hereby expressly waive and release all rights under and by virtue of the homestead
exemption laws of the State of Illinois.

In Witness Whereof, the grantor aforesaid has hereunto set hand and
seal this 24th day of July 1975

(SEAL) Harriet Tedrahn (SEAL)
(SEAL) (SEAL)

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UNOFFICIAL COPY

1975 SEP 15 AM 10 56
COUNTY OF DuPage } ss. SEP 15 75 61833 • 23220916 • A — Rec 5.00
STATE OF Illinois }

I, Barbara A. Miller
a Notary Public in and for said County, in the State aforesaid do hereby certify that
Harriet Tedrahn, a spinster

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
24th day of July A. D. 19 75

Barbara A. Miller
Notary Public



TRUST NO. _____

Deed in Trust

WARRANTY DEED

MAIL TO

ROSELLE STATE BANK
AND TRUST COMPANY
ROSELLE, ILLINOIS 60172

TRUSTEE

23220916

END OF RECORDED DOCUMENT