

UNOFFICIAL COPY

DATE

24 439 021

This Indenture Witnesseth, That the Grantor DANIEL D. SWANSON AND JANICE F. SWANSON, HIS WIFE

of the County of COOK and the State of ILLINOIS for and in consideration of TEN AND NO/100 (\$10.00) Dollars

10.00

and other good and valuable consideration in hand paid, Convey and Warrant unto THE BANK OF MONTGOMERY AND WASHINGTON COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights, Illinois, its successors or assigns as Trustee under the provisions of a trust agreement dated the 26th day of June 1977, known as Trust Number 1493, the following

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A 111185

described real estate in the County of COOK and State of Illinois, to-wit: UNIT D AND GARAGE B IN BUILDING 3 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 5 IN HANOVER HIGHLANDS UNIT NO. 10 A SUBDIVISION OF PART OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "C" TO A DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1972 AND KNOWN AS TRUST NO. 18941 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 21,916,568, TOGETHER WITH .007166 INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE (COMPRISING THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions, restrictions and easements of record, if any, and general real estate taxes for 1977 and subsequent years.

This document prepared by: Stephen P. Carponelli, 215 N. Arlington Heights Road, Arlington Heights, IL 60004

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 waive 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 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 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 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 lease, 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.

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 grantorS 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 grantorS aforesaid have hereunto set their handS and sealS this 23rd day of March 1978

(SEAL) Daniel D. Swanson DANIEL D. SWANSON (SEAL) Janice F. Swanson JANICE F. SWANSON

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 978
4300

24 439 021

UNOFFICIAL COPY

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, CINDI L. BURNS

a Notary Public in and for said County, in the State aforesaid, do hereby certify that DANIEL D. SWANSON AND JANICE E. SWANSON, HIS WIFE

personally known to me to be the same person s whose name s 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

GIVEN under my hand notarial

23rd day of March
Cindi L. Burns
Notary Public.



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
MAY 9 1978 1 45 PM

RECORDED BY DECON
* 24439021

Box 438

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

7603-D Bristol Lane

Hanover Park, Illinois

TO

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

*Box 438
North West Federal 514
2454 Dempster
Des Plaines Ill 60016
L # 475627-7
Patron*

END OF RECORDED DOCUMENT