

UNOFFICIAL COPY

24503596

DEED IN TRUST - QUIT CLAIM

THIS INDENTURE WITNESSETH, THAT THE GRANTOR S, THOMAS HAROLD MARTIN and GLORIA J. MARTIN, his wife 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 considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto THE ELGIN NATIONAL BANK, ELGIN, ILLINOIS, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of May 1978, and known as Trust Number 1254, the following described real estate in the County of COOK and State of Illinois, to wit: Lot 31 in Parkwood, Unit 1, being a subdivision of part of the Northeast 1/4 and part of Government Lot 1 of the Northwest 1/4 of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, in the City of Elgin, Cook County, Illinois, according to the Plat of Survey recorded November 30, 1970 as Document Number 11,332,185, in Cook County, Illinois.

(commonly known as 368 Waverly, Elgin, IL) Subject to general taxes for the year 1977 and subsequent years. Also subject to easements, restrictions and covenants of record, if any.

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trust, 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, maintain, repair 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 convey 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 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 125 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 of any kind, to release, convey or assign any right, title and 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 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 his 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 empowered 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 thereto, 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 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, power, authorities, duties and obligations of him, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither The Elgin National Bank, Elgin, Illinois, 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 if 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 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 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 whatsoever 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in The Elgin National Bank, Elgin, Illinois the entire legal and equitable title in fee simple 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 S 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 6th day of JUNE 1978.

(Thomas Harold Martin) (Gloria J. Martin)

STATE OF ILLINOIS ss. I, the undersigned, a Notary Public in and for said County and State aforesaid do hereby certify that COUNTY OF COOK his wife THOMAS HAROLD MARTIN and GLORIA J. MARTIN

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 homestead. GIVEN under my hand and seal this 17th day of July, A.D. 1978.

Notary Public, My commission expires July 17, 1979

This instrument was prepared by Atty. Richard C. Imming 707 Davis Rd., Elgin, IL 60120

Document No. Filed for record in Recorder's Office of Kane County, Illinois

at o'clock M.

UNIT 1 SC 2-72-93

047406 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 6100 24503596

Office



Recorder of Deeds

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RECORDED

DEED IN TRUST - OUR CLAIM

RECORDED JUN 23 AM 10 03
COCK COUNTY ILLINOIS

RECORDED JUN 23 AM 10 03
COCK COUNTY ILLINOIS

10.15 REC - A 24503596 7 7545 JUN-23-78

...in the year 1877...
...of the year 1877...
...of the year 1877...

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D. J. Faber & Rosen
Attorneys at Law
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Elyria, Illinois 60120