

24 588 399

Tr Form 2

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

The above space for recorder's use only

PMT# AL20574 B/L

THIS INSTRUMENT WITNESSETH, That the Grantors

Kurt F. Straub and Jean Straub, his wife

of the County of Cook 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 PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 11th day of July 1977, known as Trust Number 2148, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 1/2 of Lot 14 in Fenz Acres being a Subdivision of the East 600 Feet measured at right angles with the East line of that part of the West 1/2 of the South East 1/4 of Section 32, Township 41 North, Range 10 East of the Third Principal Meridian lying Northerly of the Northerly right of way line of Chicago, Milwaukee and St. Paul and Pacific Railroad lying Southerly of center line of Public Highway known as Irving Park Road in Cook County, Illinois***commonly known as 97 A Long Avenue, Schaumburg, Illinois. Subject to covenants and restrictions of record and Real Estate taxes for 1978 and subsequent years.

10.00

61.50

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, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any surplus land or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 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 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 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.

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 obligated 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 the instrument and by said trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 the, 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 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, or 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 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hands and seals this 11th day of July 1977.

Kurt F. Straub (Seal)
KURT F. STRAUB (Seal)

Jean Straub (Seal)
JEAN STRAUB (Seal)

I, Norman F. Kurtz, Notary Public in and for Cook County, in the state aforesaid, do hereby certify that Kurt F. Straub and Jean Straub, his wife

personally known to me to be the same persons whose names 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 notarial seal this 11th day of July 1977.



My Commission Expires July 25, 1981

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
PALATINE NATIONAL BANK
50 North Brockway
Palatine, Illinois 60067

97 A Long Avenue
Schaumburg, Illinois

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REGISTERED LICENSE # 61.50
REVENUE

24 588 399

Document Number
24 588 399

UNOFFICIAL COPY

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Mail To Box 15
Palatine National Bank
50 North Broadway
Palatine, IL 60067

Robert H. Wilson
RECORDER OF DEEDS
* 24588399

COOK COUNTY, ILLINOIS
FILED FOR RECORD
AUG 17 10 48 AM '78

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT