

UNOFFICIAL COPY

Tr Form 2

Quit-Claim
WARRANSKY DEED IN TRUST

ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

24 658 523

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Thomas A. Broadfoot, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten and no/100-----\$10.00----- Dollars, and other good and valuable considerations in hand paid, Convey S and ~~WARRANSKY~~quit-claim into PALATINE NATIONAL BANK Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 2nd day of September 1978, known as Trust Number 2747 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 57, Block 6 Poplar Hills Unit Two-D, being a subdivision in the Northeast quarter of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded in the recorder's office of Cook County, July 1, 1977, as Document Number 23995893*

Subject to conditions, covenants restrictions and easements of record.

"THIS INSTRUMENT WAS PREPARED BY"

T. J. McGrath
PALATINE NATIONAL BANK
50 North Brockway
Palatine, Illinois 60067

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, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase or to lease, 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 grant, 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 easement or charges of any kind, to release, convey, 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 that the terms of the 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 the trust created by this indenture and by said conveyance, lease or other instrument, (a) that at the time of the delivery thereof the 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 some instrument 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, 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 receive 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 S and releases S 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 aforesaid has hereunto set his hand and seal this 2nd day of September 1978

Thomas A. Broadfoot (Seal)
Thomas A. Broadfoot (Seal)

10.00 (Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for County of Cook said County, in the state aforesaid, do hereby certify that Thomas A. Broadfoot, a bachelor

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

Gives under my hand and notarial seal this 2nd day of September

Rita Stator
Notary Public

Mail to PALATINE NATIONAL BANK T2747
50 North Brockway
Palatine, Illinois 60067

1799 Burr Ridge, Hoffman Estates, Ill.

For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 15, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

9-28-78 Rita Stator
Date

This space for affixing Riders and Revenue Stamps

Recorder's Office

2768893

0125-201-004-000 Blusard 2470436 66-48-304

JIF T6

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JCT 5 '78 10 26 AM

RECORDED BY DECK

*24658523

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT