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WARRANTY DEED IN TRUST

FILED FOR RECORD

24 688 023

RECORDED BY JCS

OCT 25 '78 2 44 PM

*24688023

ORDER FROM JAMES A. JOHNSON, INC., CHICAGO 60610

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, JOHN C. MASBAUM and PATRICIA A. MASBAUM, his wife, of the County of McHenry and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the SCHAUMBURG STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of October 1978, known as Trust Number 730, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED RIDER.

This deed prepared by Phillip E. Solzan
320 W. Higgins Rd. Schaumburg, IL 60195

A# 893416

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts set forth 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 defend said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to convey said premises 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, 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 199 years, and to renew and 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, 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 conclusively 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 case 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 3rd day of October 1978.

John C. Masbaum (Seal) Patricia A. Masbaum (Seal)
JOHN C. MASBAUM PATRICIA A. MASBAUM

State of Illinois ss. I, Phillip E. Solzan a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOHN C. MASBAUM and PATRICIA A. MASBAUM, 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 3rd day of Oct 1978.
Phillip E. Solzan
Notary Public

GRANTORS: Schaumburg State Bank, Trustee
320 W. Higgins Road
Schaumburg, Illinois 60172

BOX 533 only insert street address of above described property.

Example under provisions of Paralegals Act, Section 4
Real Estate Transfer Tax Act
Date 10/25/78 John C. Masbaum
Buyer, Seller or Representative

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

10.00

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R I D E R

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The West 5 acres of that part lying South of the center line of Dundee Road of the West Half of the Northeast Quarter of Section 8, Township 42 North, Range 10 East of the Third Principal Meridian, and the West Half of the Southeast Quarter of said Section 8, lying Northerly of a line 66 feet Northerly of and parallel to the Northerly right of way of the Chicago and Northwestern Railroad (except part taken for highway) and excepting that part lying North of a line drawn 200 feet South of and parallel with the South line of Dundee Road East of a line drawn 100 feet West of and parallel with the East line of the West 5 acres tract above described and except that part thereof beginning at a point on the West line of the Northeast Quarter of Section 8, Township 42 North, Range 10 East of the Third Principal Meridian, said point being 134 feet South of the center line of Dundee Road; thence Southeasterly $76^{\circ}58'$ 201.43 feet; thence Southwesterly $55^{\circ}55'$ 189.05 feet to the Northerly line of the Northwest Highway right of way; thence Northwesterly 90° along said right of way line 101.18 feet to the West line of said Northeast Quarter; thence North along said West line of said Northeast Quarter 133 feet to the point of beginning, all in Cook County, Illinois. Excepting that part bounded and described as follows: Beginning at a point on the East line of the West 5 acres of said point being distant 97 feet North of the South line of the Northeast Quarter of Section 8; thence Northwesterly along a straight line a distance of 170 feet more or less to a point, said point being distant 90 feet Northeast of measured right angles the center line of Northwest Highway; thence Northwesterly along a straight line, a distance of 173 feet more or less to a point on the East line of said latter described exception, said point being 130 feet Southwest of the Northeast corner of said exception; thence Southwest along the East line of said latter described exception to the Northerly right of way line of the Northwest Highway; thence Southeasterly along the Northerly right of way line of the Northwest Highway to the East line of said West 5 acres; thence North along the East line of said West 5 acres to the point of beginning, also excepting that part being bounded and described as follows: Commencing at a point of intersection of the Southerly right of way line of Dundee Road and the West line of the Northeast Quarter of said Section 8; thence Northeasterly along said Southerly right of way line of Dundee Road, a distance of 31.5 feet to the point of beginning, thence continuing Northeasterly along the last described course to a point said point being 100 feet West of and parallel with the East line of the West 5 acres thereof Southerly along a line 100 feet West of and parallel to said East line of the West 5 acres to a point on a line parallel with and distant 60 feet South of the center line of Dundee Road; thence Southwesterly along a straight line said line being parallel with and distant 60 feet South of the center line of Dundee Road, a distance of 245 feet more or less to a point on the Easterly right of way line at Northwest Highway; thence Northeasterly along a curved right of way line having a radius of 25 feet and a center angle of $84^{\circ}24'$ a distance of 36.83 feet to the point of beginning, also excepting that part of the West 5 acres lying South of the center line of Dundee Road of the West Half of the Northeast Quarter of Section 8, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said West 5 acres, 340.0 feet South of the center line of said Dundee Road; thence Northerly along said East line 140.0 feet; thence Westerly and parallel to the center line of said Dundee Road 100.0 feet; thence Northerly and parallel to said East line 169.9 feet to the Southerly right of way line of Dundee Road; thence Westerly along said right of way, 251.49 feet to the West line of the West Half of the Northeast Quarter of said Section 8; thence South along said West line to a point 134.0 feet South of the center line of said Dundee Road; thence Southeasterly at an angle of $76^{\circ}58'$ measured counterclockwise from the last described line 201.43 feet; thence Southeasterly, 218.98 feet to the point of beginning, in Cook County, Illinois.

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