

UNOFFICIAL COPY

Tr Form 2

Quit-Claim
WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

24 739 246

The above space for recorder's use only

THIS INSTRUMENT 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/100ths \$10.00 Dollars, and other good
and valuable considerations hand paid, Convey and ~~quit-claim~~ quit-claim unto PALATINE
NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a
trust agreement dated the 9th day of December 1977, known as Trust Number
2359, the foregoing described real estate in the County of Cook and State of
Illinois, to-wit:
SEE RIDER ATTACHED AND MADE A PART HEREOF:

Lot FORTY NINE (49) in Arthur T. McIntosh & Company's LAKE INVERNESS, a
subdivision of parts of Sections 20, 21, 28 and 29, Township 42 North, Range 10
East of the Third Principal Meridian, according to the plat thereof recorded
1/31/77 as Document No. 2380518 in Cook County, Illinois.

THIS DEED IS MADE, EXECUTED and DELIVERED SUBJECT TO THE FOLLOWING:
All recorded restrictions, easements, conditions, covenants and building lines.
All zoning and building laws, ordinances and regulations.
Acts done or suffered by, and judgments against, Grantee, or Grantee's predecessors in interest, other than the Grantor and its predecessors in interest.
Special taxes or assessments levied or assessed on or after
and all consequences of and acts and deeds resulting from any failure to pay
same when due. General taxes for the year 1977 and thereafter, and all
consequences of and acts and deeds resulting from any failure to pay same when due.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1-1
SECTION 4, THE REAL PROPERTY TAX ACT.
10/20/78
D.M.H.
Representative

66-60-258

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Property of Cook County Clerk's Office

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Property of Cook County

66-64

LATER DATE

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Thomas A. Broadfoot

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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 or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase in full 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 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 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 hereof 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 for other real or personal property, to grant easement 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 that 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 declaration, 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 the 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 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 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 S herunto set his hand and seal this 1st day of October, 1978

THIS INSTRUMENT WAS PREPARED BY:
Jean C. Hopkins (Seal)
PALATINE NATIONAL BANK (Seal)
50 North Brockway
Palatine, Illinois 60067

Thomas A. Broadfoot (Seal)

State of Illinois, the undersigned, Notary Public in and for Cook County, Cook ss. 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 subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me 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 release of the right of homestead.

Given under my hand and notarial seal this 30th day of October, 1978

Notary Public

MAIL TO: PALATINE NATIONAL BANK T2359
50 North Brockway
Palatine, Illinois 60067
Form 9035 BFC

For information only insert street address of above described property.
BOX 533

This space for affixing Rider and Revenue Stamp

10.00

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END OF RECORDED DOCUMENT