

UNOFFICIAL COPY

24860303

Tr Form 2

Quit-Claim
WARRANTY DEED IN TRUST 1979
ADDRESS OF GRANTEE
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

FEB 26 AM 9 21

REGISTRATION OF DEEDS
COOK COUNTY ILLINOIS

REGISTER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the 24860303 225752 24860303 A - REC
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 and ~~quit-claim~~ to PALATINE
NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a
trust agreement dated the 8th day of February 1979, known as Trust Number
2974, the following described real estate in the County of Cook and State of
Illinois, to-wit:

Lots 83 84, 85, 86 and 87 in Charlemagne Unit 1, being a Subdivision of part of
the Northwest $\frac{1}{4}$ of Section 30, Township 42 North, Range 10 East of the Third Principal
Meridian, according to the Plat thereof, recorded April 21, 1978 as Document
24413420 in Cook County, Illinois. **

Subject to conditions, covenants, restrictions and easements of record.

10-00

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 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 considera-
tion, 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 198 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 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 terms of this trust have been complied
with, or be obliged to inquire into the necessity or expediency of any acts 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 con-
veyance, 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
trust 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 this 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 S aforesaid has S hereunto set his hand
and seal this 8th day of February 1979.

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

Thomas A. Broadfoot (Seal)

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

personally known to me to be the same person he whose name he 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 release and waiver
of the right of homestead.

Embedded herein is my Cook County Seal and notarial seal this 8th day of February 1979
Illinois Notary Public Seal
My Commission Expires Oct. 8, 1980
Joan C. Hopkins

MAIL TO: PALATINE NATIONAL BANK T2974
50 North Brockway
Palatine, Illinois 60067

Notary Seal: Joan C. Hopkins

For information only insert street address of
above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER TAX ACT
Date: 2/26/79
Joan C. Hopkins

This space for affixing Riders and Revenue Stamps

24860303

Document Number
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END OF RECORDED DOCUMENT 1