

UNOFFICIAL COPY

24888302

DEED IN TRUST

(The above space for Recorder's use only)

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR Alexander Alexandrov, divorced and not remarried 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 the VILLA PARK TRUST & SAVINGS BANK, an Illinois banking corporation, having its principal office in Villa Park, Illinois, as TRUSTEE under the provisions of a trust agreement dated the 8th day of March 1979, known as Trust Number 769, the following described real estate in the County of DuPage and State of Illinois, to wit:

Lot 29 in block 16 in Arlington Heights Garden Homesites in the northeast 1/4 of section 9, township 41 north, range 11, east of the third principal meridian, in cook county, Illinois

THIS DEED IS EXEMPT UNDER PARAGRAPH 4, SECTION e OF THE REAL ESTATE TRANSFER TAX ACT.

[Handwritten signature]

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such 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, 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 or in 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 provision 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 changes 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 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 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 other instrument was executed in accordance with the terms 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.

And the said grantor 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.

Please DATED this 15th day of MARCH 1979
Print or Type Name(s) (SEAL) Alexander Alexandrov (SEAL)
Below Signature(s) (SEAL) Alexander Alexandrov (SEAL)

STATE OF ILLINOIS, COUNTY OF Cook, I, the undersigned, a Notary Public in and for said County, do hereby CERTIFY that Alexander Alexandrov, divorced and not remarried



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 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.

Given under my hand and official seal this 15th day of MARCH 1979
My commission expires July 21, 1980
[Signature] Notary Public

This instrument prepared by the undersigned
Name: James R. Gienko, Atty.
Address: 120 W. Golf Rd. Ste 218
City & Zip: Schaumburg, Illinois 60195

For information only, insert address of property.
1307 s. Highland
Arlington Heights, Illinois

Send subsequent tax bills to
VILLA PARK TRUST & SAVINGS BANK, Trustee

AFFIX RIDERS OR REVENUE STAMPS HERE

DOCUMENT NUMBER

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DEED IN TRUST

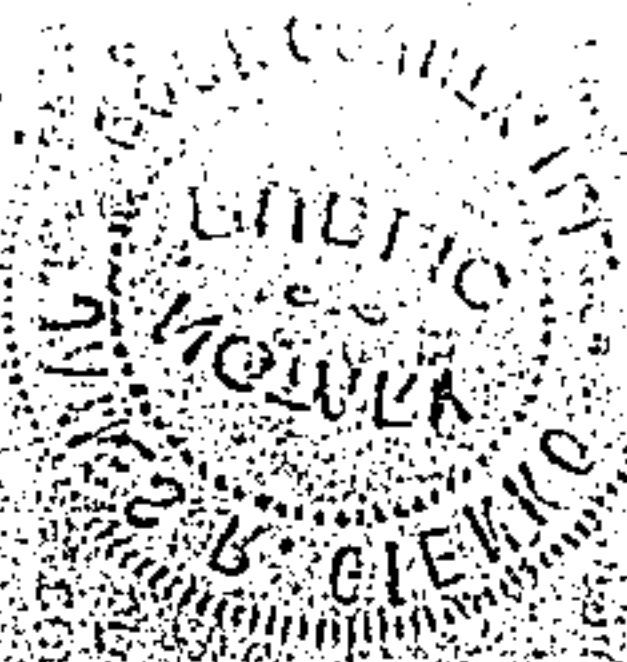
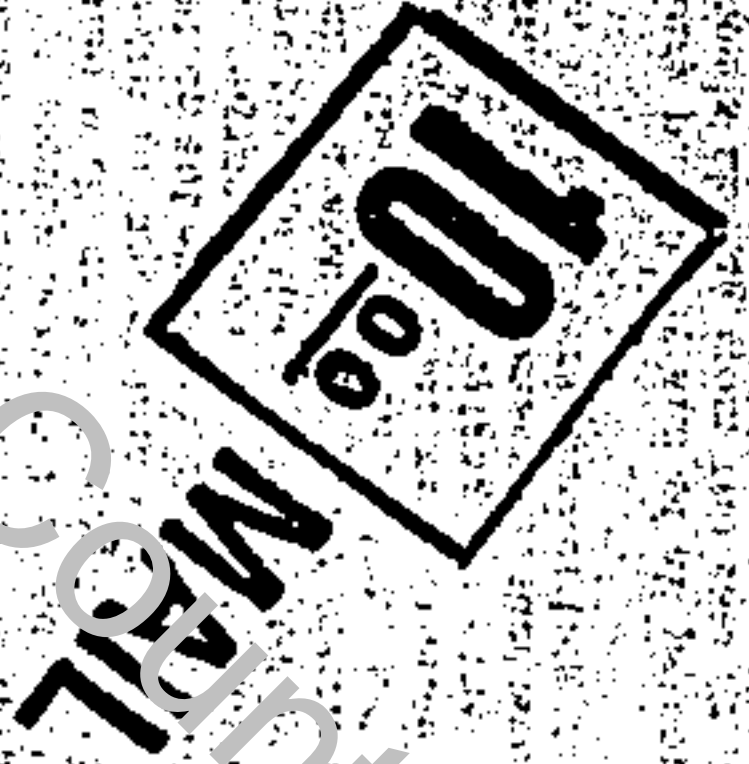
To
Villa Park Trust & Savings Bank
Trustee

Mail To:
Villa Park Trust & Savings Bank
10 South Villa Avenue
Villa Park, Illinois 60181

Form 18829 Bankforms, Inc.

24888302

REV. ESTATE TAXABLE AND
THIS DEED IS EXEMPT UNDER PARAGRAPH A SECTION 6 OF THE



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BAR-22-79-546632 • 24888302 u.A. Rec 10.15

RECEIVED BY DEEDS
COLE COUNTY ILLINOIS

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DOCUMENT NUMBER

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COLE COUNTY ILLINOIS

PROTECTED BY COOK COUNTY CLERK'S OFFICE