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24936884

Part A 111092
2052

Section 4
20 Day of December 1977

This Indenture Witnesseth, That the Grantor

FRANK M. HINES and DORIS E. HINES, his wife

of the County of Cook and the State of Illinois for and in consideration of TEN and no/100----- Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto BANK OF ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as

Trustee under the provisions of a trust agreement dated the 7th day of June 1976 known as Trust Number 1139, the following described real estate in the County of Cook

and State of Illinois, to-wit:

Unit No. 1-10-32-L-D-1 together with a perpetual and exclusive easement in and to garage Unit No. G1-10-39-L-D-1 as delineated on a Plat of Survey of a parcel of land being a part of the East Half of the Southeast Quarter of Section 22, and part of the West Half of the Southwest Quarter of Section 23, Township 41 North, Range 10 east of the Third Principal Meridian in Cook County, Illinois, (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee Under Trust Agreement dated June 1, 1977 and known as Trust Number 22502, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, March 20, 1978, as Document No. 24383272, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements, as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. Trustee also hereby grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and Trustee reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. A-111092 24880044

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RECEIVED IN BAD CONDITION

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County

SEE ATTACHED LEGAL DESCRIPTION

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 15 '79 9 05 AM

REGISTRAR OF DEEDS

*24880044

Permanent Real Estate Index No. _____

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, to sell 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 in futuro, 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 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, 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 trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof, (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 of 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 her 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 cases made and provided.

And the said grantor hereby expressly waives and releases 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 grantor aforesaid hereunto set their hand and seal this

20 day of December 1978

DEED RE-RECORDED TO CORRECT TRUST AGREEMENT DATE.

(SEAL) Frank M. Hines
FRANK M. HINES

Doris E. Hines (SEAL)
DORIS E. HINES

This instrument was prepared by:
Frank M. Hines
31 Park & Shop Center
Elk Grove Village, IL 60007

1100

Exempt under provisions of Paragraph 4 of the Real Estate Transfer Tax Act, Dated 28 Day of December 1978
Frank M. Hines
agent

A-111092

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UNOFFICIAL COPY

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STATE OF ILLINOIS
COUNTY OF COOK

SS. Sandra Lee Miller

Notary Public in and for said County, in the State aforesaid, do hereby certify that

FRANK M. HINES and DORIS E. HINES, his wife

personally known to me to be the same person S whose name S 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 notary seal this

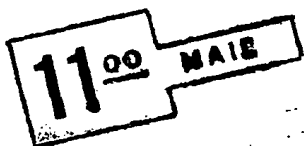
7 day of March A.D. 1979

Sandra Lee Miller
Sandra Lee Miller Notary Public.



1979 APR 27 AM 11 05

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Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

14 Margate Court
Schaumburg, Illinois

Bank of Elk Grove
TRUSTEE
100 East Higgins Road
ELK GROVE VILLAGE, ILLINOIS 60007

mail to:
~~Box 15~~
Frank Nines
31 Park & Shop Center
Elk Grove Village, IL
60007

END OF RECORDED DOCUMENT