

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor s BRUCE C. PETERSON and LONNIE A. PETERSON, (each a bachelor) **24959234**

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 FIRST BANK AND TRUST COMPANY, PALATINE, ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 21st day of April 19 79, known as Trust Number 10-1049, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

Lonnie A. Peterson
24959234

COOK COUNTY ILLINOIS
FILED FOR RECORD

MAY 14 79 2 35 PM

* 24959234

Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.

MAY 10 1979
Date

Bruce C. Peterson
Buyer, Seller or Representative

11.00

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 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 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 thereunder, and (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 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 dispositions 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 S 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 grantor S aforesaid have hereunto set their hand S and seal S this 21st 1st day of MAY 19 79

(SEAL)
(SEAL)

Lonnie A. Peterson (SEAL)
Bruce C. Peterson (SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail Recorded Deed To:

First Bank & Trust Company
Palatine, Illinois
Attention: Trust Department
35 North Brockway
Palatine, Illinois 60067

ADDRESS OF PROPERTY: 1880 Bonnie Lane, Hoffman Estates, Illinois

SEND SUBSEQUENT TAX BILLS TO:

Bruce C. Peterson & Lonnie A. Peterson
(Name)

1918 Burke Dr., Arlington Heights, IL 60004
(Address)

BOX 533

24959234

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EXHIBIT A

MOON LAKE VILLAGE FOUR STORY CONDOMINIUM

Unit No. 413, 1830 Bonnie Lane, Hoffman Estates, Illinois, Moon Lake Village Four Story Condominium as delineated on the survey of: Certain Lots in Peter Robin Farms Unit One, being a subdivision of part of the South West quarter of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian according to the Plat thereof recorded November 14, 1969 per document No. 21013530 in Cook County, Illinois; which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 24686035 together with its undivided percentage interest in the Common Elements as defined and set forth in the Declaration, as amended from time to time.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and in the Moon Lake Village Condominium Community Declaration of Easements, Covenants and Restrictions (the "Community Declaration") recorded as Document No. 24686036 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Community Declaration for the benefit of the remaining real estate described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration and the Community Declaration the same as though their provisions were recited and stipulated at length herein.

The Tenant, if any, of this Unit, has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no such right of first refusal, pursuant to Chapter 100.2 of the Municipal Code of Chicago and the provisions of the Illinois Condominium Property Act.

24686035
24959234

County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Janice B. Rindfleisch

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

Bruce C. Peterson and Lonnie A. Peterson, each
a bachelor)

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 notarial seal this 1st day of

~~April~~ May A.D. 19 79

Janice B. Rindfleisch
Notary Public.

24959234

TRUST NO. 10-1049

Deed in Trust

WARRANTY DEED

TO

First Bank and Trust Company
Palatine, Illinois

TRUSTEE

Mail To

Harrington J. Pierce
17 W. Railroad Ave.
Palatine, Ill. 60067

First Bank

First Bank and Trust Company of Palatine
Palatine, Illinois 60067
(312) 358-6262

END OF RECORDED DOCUMENT