

UNOFFICIAL COPY

DEED IN TRUST

1979 MAY 16 AM 11 53

24962531

SC 3-91-77



Form TR-3 4/67

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EVELYN H. HASZ, a widow and not since remarried.

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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 in hand paid, Convey and Quit Claims unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of April 19 79, known as Trust Number 894, the following described real estate in the County of _____ and State of Illinois, to-wit:

PARCEL 1:

Unit Number 323 as delineated on survey of the following described real estate (herein referred to as "Parcel 1"):

That part of Lot 1 in Kenro's Huntington, being a Subdivision of part of the East 1/2 of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Condominiums of Huntington Commons Apartment Homes -- Section Number 1 Condominium (herein called "Declaration of Condominium"), made by American National Bank and Trust Company of Chicago, a National Banking Association, not personally but solely as Trustee under Trust Agreement dated May 1, 1972 and known as Trust Number 76663, recorded in the Office of the Cook County Recorder of Deeds as Document Number 22511116, together with an undivided .6443 percent interest in said Parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration of Condominium and Survey).

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easement dated February 11, 1971 and recorded and filed February 19, 1971 as Document No. 21,401,332 and as LR Document 25 43 467 made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Nos. 33425, 35280, 19237 and 28948 and by Easement Agreement and Grant dated August 23, 1971, and recorded August 24, 1971 as Document No. 21,595,957 and as amended by Amendment recorded March 7, 1972, as Document No. 21,828,994 made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Nos. 42301 and 28948, and the Rights and Easements set forth in the aforesaid Declaration of Easement for the benefit of the remaining property described therein.

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(see attached)

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 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 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 any 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 any part of 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 said 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, (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 successor 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. 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, surrenders and releases, 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, Evelyn H. Hasz aforesaid has hereunto set her hand and seal this 12th day of April 1979

Evelyn H. Hasz (Seal) 10.00 (Seal)
Evelyn H. Hasz (Seal) (Seal)

This instrument prepared by Bernard J. Lee 1140 S. Woodland Mt Prospect

State of Illinois } ss. I, SHARON P. KARBERG a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Evelyn H. Hasz, a widow and
not since remarried



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of May 1979
Sharon P. Karberg
Notary Public

MOUNT PROSPECT STATE BANK
15 East Busse
Mount Prospect, Illinois 60056

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps
Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act
5/8/79 Peter J. Walter
Data Trust Office

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END OF RECORDED DOCUMENT