

UNOFFICIAL COPY

WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

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1977 JUL 12 AM 9 36
JUL-12-77 4 0 5 7 5 6 * 24007905 * A --- Rec

Tr Form 2

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
Joseph A. O'Brien, a bachelor
of the County of Cook and State of Illinois for and in consideration
of and valuable considerations in hand paid, Convey and warrant Dollars, and other good
unto PALATINE
NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a
trust agreement dated the 14th day of June 19 77 known as Trust Number
2117, the following described real estate in the County of Cook and State of
Illinois, to-wit: SEE RIDER ATTACHED AND MADE A PART HEREOF:

SEE RIDER ATTACHED SEE RIDER ATTACHED

IS OF PARAGRAPH E
OF THE TRANSFER TAX ACT.
Date
J. A. O'Brien
Representative

PARCEL 1
UNIT NO. XI-C-2 AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING
DESCRIBED PARCEL OF REAL ESTATE:
THE WEST 334.79 FEET OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF
SECTION 12, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTH OF THE CENTER LINE OF RYD ROAD, ALL IN COOK
COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION
OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR
MIDWEST COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN
ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED
OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210-916 RECORDED IN THE OFFICE
OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO.
22163193; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT
TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO
TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH
AMENDED DECLARATIONS AS THE 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 EACH SUCH AMENDED DECLARATION
AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS

24007905

PARCEL 2
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN
THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY AS
TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST
NUMBER 7210-916 RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER
OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22163193, ALL IN
COOK COUNTY, ILLINOIS

Office

UNOFFICIAL COPY

Property of

EXEMPT UNC
SECTION
6/14/77
Date

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 create 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 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 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 to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 hereunder, (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.

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 waive S and release 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 aforesaid has S hereunto set his hand and seal this 14th day of June, 1977.

"THIS INSTRUMENT WAS PREPARED BY (Seal)
T. J. McGrath
PALATINE NATIONAL BANK (Seal)
50 North Brockway
Palatine, Illinois 60067
Joseph A. O'Brien (Seal)



24007305
Instrument Number

State of Illinois ss. the undersigned a Notary Public in and for
County of Cook said County, in the state aforesaid, do hereby certify that
Joseph A. O'Brien, a bachelor

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 notarial seal this 14th day of June, 1977.

James C. Hopkins
Notary Public



MAIL TO: PALATINE NATIONAL BANK T2117
50 North Brockway
Palatine, Illinois 60067

Embossed hereon is my Cook County, Illinois Notary Public Seal
My Commission Expires Oct 8, 1980
For information only insert correct address of Cook County Clerk's Office.

Form 903b BFC

END OF RECORDED DOCUMENT

