

DEED IN TRUST

24 134 364

Form 101 (Rev. 1-77)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Thomas M. Schroeder, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claims unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 111 North LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of July 19 77, and known as Trust Number 40935, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal attached hereto and hereby made a part hereof.

Exempt under provisions of paragraph (e), Section 4, of the Real Estate Transfer Tax Act. Faced this 29 day of Sept, 19 77

THIS INSTRUMENT PREPARED BY

Albert Ritchie SIDLEY & AUSTIN

ONE 1st NATL. PLZ. CHGO., ILL. 60670

Valerie Pierson Signature of Buyer-Seller or Agent

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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, to lease or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 premises and in contract respecting the amount of present or future rentals, in partition or to exchange said real estate, 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 connected with said real estate or any part thereof, and to deal with said real estate 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 or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom any real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the qualification of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. All contracts, obligations or liabilities incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trust, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or liability incurred except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. All contracts, obligations or liabilities incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trust, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or liability incurred except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any life or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal, this 19th day of September 19 77.

Thomas M. Schroeder Thomas M. Schroeder

STATE OF Illinois, County of Cook, a bachelor

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 he 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 seal this 29th day of September A.D. 19 77 Valerie Pierson Notary Public

My commission expires October 6, 1980

American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

UNIT C 505 1446

24 134 364

Notary Public

Document Number

AR PCL #

LEGAL DESCRIPTION

All of the following described tract of land:

That part of the East half of the North East quarter of Section 17, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at intersection of the West line of said East half of the North East quarter and center line of Golf Road, as said road was established 100 feet in width by Plat of Dedication recorded September 24, 1929, said intersection being marked by cross in center line of 20 foot concrete pavement in said road, said cross being 35.12 feet South of the North West corner of said East half; running thence South along said West line to a point 38.40 chains South of the said North West corner; thence South 84 1/2 degrees East, 10 chains; thence North 30 85 chains; thence East 10 chains, more or less, to the East line of said Section; thence North on said Section line, 8 chains, more or less, to the center line of Golf Road; thence West along center line of Golf Road to the point of beginning (except from said premises that part conveyed by Warranty Deed recorded April 10, 1937 as document 11977700, and except that part lying Southerly of the Northerly line of the premises conveyed to the Illinois State Toll Highway Commission by Deed dated July 26, 1956 and recorded July 31, 1956 as document Number 16655411 in Cook County, Illinois) also known as Lots 1 to 4 in Schwake's Addition to Rolling Meadows, being a Subdivision of part of the East half of the North East quarter of Section 17, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

except that part described as follows:

That part of said Lot 1 in Schwake's Subdivision described as follows: Commencing at the Northwest corner of said Lot 1; thence North 89°-08' East, along the North line of said Lot 1, said North line also being the South line of Golf Road (State Rte. 58), 40.0 feet for a place of beginning; thence continuing North 89°-08' East, along said North line of Lot 1, 190.0 feet; thence South 0°-52' East, 265.0 feet; thence South 89°-08' West, parallel with said North line of Lot 1, 196.11 feet; thence North 0°-27'-20" East, parallel with the West line of said Lot 1, 265.07 feet to the place of beginning.

24 134 354

Office

UNOFFICIAL COPY

AFFIDAVIT FOR PURPOSE OF PLAT ACT

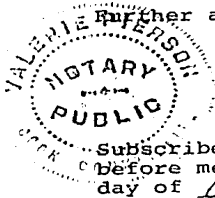
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Albert Ritchie, being first duly sworn on oath deposes and says that:

1. Affiant resides at One First National Plaza, Chicago Illinois.
2. That he is one of the attorneys for grantor in a deed dated the 19th day of September, 1977 conveying the premises described on Exhibit A attached hereto.
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, for the reason that:

The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor, there having been no prior sale of any lot from the same tract of land.

Further affiant sayeth not.



Subscribed and sworn to
before me this 3rd
day of October, 1977.

Albert Ritchie
Albert Ritchie

Valerie Peterson
Notary Public
Commission Expires 10-6-80

11/13/77
FSC-PS-1

UNOFFICIAL COPY

AR Pcl #1

LEGAL DESCRIPTION

All of the following described tract of land:

That part of the East half of the North East quarter of Section 17, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at intersection of the West line of said East half of the North East quarter and center line of Golf Road, as said road was established 100 feet in width by Plat of Dedication recorded September 24, 1929, said intersection being marked by cross in center line of 20 foot concrete pavement in said road, said cross being 35.12 feet South of the North West corner of said East half; running thence South along said West line to a point 38.40 chains South of the said North West corner; thence South 84 1/2 degrees East, 10 chains; thence North 30.85 chains; thence East 10 chains, more or less, to the East line of said Section; thence North on said Section line, 8 chains, more or less, to the center line of Golf Road; thence West along center line of Golf Road to the point of beginning (except from said premises that part conveyed by Warranty Deed recorded April 10, 1937 as document 11977700, and except that part lying Southerly of the Northerly line of the premises conveyed to The Illinois State Toll Highway Commission by Deed dated July 26, 1956 and recorded July 31, 1956 as document Number 16655411 in Cook County, Illinois) also known as Lots 1 to 4 in Schwake's Addition to Rolling Meadows, being a Subdivision of part of the East half of the North East quarter of Section 17, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

except that part described as follows:

That part of said Lot 1 in Schwake's Subdivision described as follows: Commencing at the Northwest corner of said Lot 1; thence North 89°-08' East, along the North line of said Lot 1, said North line also being the South line of Golf Road (State Rte. 58), 40.0 feet for a place of beginning; thence continuing North 89°-08' East, along said North line of Lot 1, 190.0 feet; thence South 0°-52' East, 265.0 feet; thence South 89°-08' West, parallel with said North line of Lot 1, 196.11 feet; thence North 0°-27'-20" East, parallel with the West line of said Lot 1, 265.07 feet to the place of beginning.

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Exhibit "A"

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The real estate described above may also be described as:

Lot 1 [except that part thereof described as follows: commencing at the northwest corner of said Lot 1, thence North 89°08' East along the southerly right of way of Golf Road (State Rte. 58), 40.0 feet for a place of beginning; thence South 0°27'20" West, 265.07 feet; thence North 89°08' East parallel with said southerly right of way of Golf Road (State Rte. 58), 196.11 feet; thence North 0°52" West, 265.0 feet to said southerly right of way of Golf Road (State Rte. 58); thence South 89°08' West along said southerly right of way of Golf Road (State Rte. 58), 190 feet to the place of beginning] and all of Lots 2, 3 and 4 in Schwake's Addition to Rolling Meadows, a subdivision of part of the East Half of the Northeast Quarter of Section 17, Township 41 North, Range 11, East of the Third Principal Meridian, recorded August 11, 1970 as Document No. 21235091, all in Cook County, Illinois.

24 134 364

Exhibit "A"

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1977 OCT 4 PM 4 56

Handwritten signature

PROPERTY OF THE
CLERK OF THE COURT

1977 OCT 4 PM 4 56
OCT-4-77 453994 • 241343611 • A -- Rec 14.00

Property of Cook County Clerk's Office

Handwritten initials

24134364

END OF RECORDED DOCUMENT