

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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RECORDS & DEEDS  
COOK COUNTY

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor LOUIS R. CERNY AND JOANNE CERNY, his wife, AND VICTORIA LEIKAM, a Widow, of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100'S Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the SCHAUMBURG STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of January 19 78, known as Trust Number #643, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 6 in Arlington Addition to Buffalo Grove, being a subdivision in Sections 4 and 5, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 1977 and all subsequent years, building lines, easements and restrictive covenants of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and to 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 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 lease 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 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 part, 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 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 hereof 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 create 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 profits, avails and proceeds arising from the sale or other disposition of said real estate, and such interests 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 profits, avails and proceeds thereof as aforesaid.

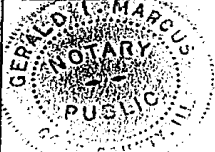
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicates thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives 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 LOUIS R. CERNY AND JOANNE CERNY hereto set their hand and seal 5 this 26th day of Feb 19 78

LOUIS R. CERNY (Seal) Joanne Cerny (Seal)  
Victoria Leikam (Seal) VICTORIA LEIKAM

State of Illinois )  
County of COOK ) ss. I, GERALD I. MARCUS a Notary Public in and for said County, in the state aforesaid, do hereby certify that LOUIS R. CERNY AND JOANNE CERNY, his wife, & VICTORIA LEIKAM, a widow



personally known to me to be the same person S whose name S 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 27th day of Feb 19 78

GERALD I. MARCUS Public

GRANTEE: Schaumburg State Bank, Trustee  
320 W. Higgins Road  
Schaumburg, Illinois 60172

350 Hawthorne, Buffalo Grove, Illinois  
For information only insert street address of above described property.

MC 2492 1978

PREPARED BY: Gerald I. Marcus, 1325 S. Arlington Heights Road, Elk Grove, Illinois 60007

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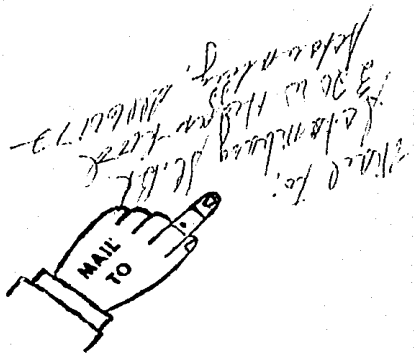
STATE OF ILLINOIS  
RECORDS & DEEDS  
COOK COUNTY

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