

UNOFFICIAL COPY

RECEIVED IN COOK COUNTY

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This Indenture Witnesseth, That the Grantors, FRED H. AUSTIN and JACQUELINE A. AUSTIN, HIS WIFE

of the County of Cook and the State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 2nd day of September 19 80 known as Trust Number 2554, the following described real estate in the County of Cook and State of Illinois, to-wit:

Exempt under Real Estate T. Dated: 9-19

(See Exhibit A attached hereto and made a part hereof)

Parcel 1:

Unit Number 174-A and "I", in the Walden Condominium, as delineated on a survey of the following described real estate:

Part of fractional Section 1 together with part of the North 1/2 of the North 1/2 of Section 12 both in Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24764865, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space 47-A, a limited Common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 24764865.

Parcel 3:

Easement for ingress and egress for the benefit of parcels 1 and 2, as set forth in the grant recorded as Document 21218271, the Declaration as Document 21218272, as modified by Document 21314070, and as confirmed by grant recorded as Document 21314484, as amended by Document 21324390, in Cook County, Illinois.

CLAUSE: THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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NOTARIES

Notary Public Office

Property of Cook County

PROVISIONS OF PARA. (e), SECTION 4,
TRANSFER TAX ACT.

80

TRUST OFFICER

This instrument prepared by:

Barry E. Garley
1211 W. 22nd St., Suite 512
Oak Brook, IL. 60521

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 praesenti 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 real estate 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, (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 cases 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 act or 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 2d day of September 1980.

25603768

11 00

(SEAL) Fred H. Austin
Fred H. Austin

Jacqueline A. Austin
Jacqueline A. Austin

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS.

I, Elaine Reinberger

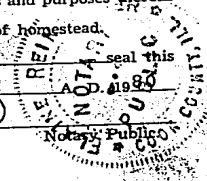
a Notary Public in and for said County, in the State aforesaid, do hereby certify
that FRED H. AUSTIN and JACQUELINE A. AUSTIN,
HIS WIFE

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

19th day of September, 1980

Elaine Reinberger



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COOK COUNTY, ILLINOIS
1980 SEP 30 PM 1:06

William R. Olson
RECORDER OF DEEDS
25603768

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

1912 Prairie Square, Unit #134
Schaumburg, IL. 60195

TO

THE BANK & TRUST COMPANY
OF ARLINGTON HEIGHTS
900 East Kensington Road
ARLINGTON HEIGHTS, ILLINOIS 60004

RETURN TO

KENNETH A. ROOP
1650 N. ARLINGTON TRBL
SUITE 200
ARLINGTON TRBL
60004

BOX 533

END OF RECORDED DOCUMENT