

UNOFFICIAL COPY

DÉED IN TRUST (INDIVIDUAL)

1980 OCT 16 AM 10 10

25625985

Form 7017 Trustcraft Co. Chicago

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, SUZANNE M. BOUDREAU, a spinster

10.15

of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100THS Dollars (\$ 10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE NORTHWEST COMMERCE BANK, an Illinois Banking Corporation whose address is 9797 West Higgins Road, Rosemont, Illinois 60018, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of July 19 80 and known as Trust Number LT80019, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 4 in Central Road-Belmont Avenue Resubdivision of Lots 1 to 10, both inclusive, in Block 2, together with the North Half of 20 feet wide vacated public alley lying South and adjacent of said lots, and Lots 1 to 10, both inclusive, in Block 3, together with the North Half of 20 feet wide vacated public alley lying South and adjacent of said lots in Feuerborn and Klode's Arlington Manor, being a Subdivision in Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

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, plant, 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 all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge 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 past or in the 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 paying the amount of present or future rentals, to partition or to divide 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 easement appurtenant to said real estate or any part thereof, and to deal with said real estate, or 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, or any successor in trust, in relation to said real estate, to whom said 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 application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 of other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and conditions that neither Northwest Commerce Bank in Rosemont, 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 its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision 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. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name 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 indebtedness 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 at corporations whatsoever and whosoever 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, avails 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 title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Northwest Commerce Bank in Rosemont 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 25th day of July 19 80

SUZANNE M. BOUDREAU (SEAL)

Document prepared by:

Mr. Dennis S. Nudo (Name) P. O. Box 615 (Address) Park Ridge, IL 60068 (City, State and Zip)

ADDRESS OF PROPERTY: 1004 S. Belmont Arlington Heights, Illinois

OR RECORDER'S OFFICE BOX NO.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

AFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.

25625985

DOCUMENT NUMBER

25625985

100 MAIL

100 MAIL

Buyer, Seller or Representative

UNOFFICIAL COPY

STATE OF Illinois) Nancy J. Thygeson Notary Public in and for said
County of Cook)

County, in the State aforesaid, do hereby certify that _____

SUZANNE M. BOUDREAU, a spinster

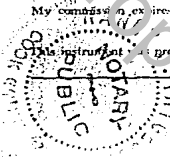
personally known to me to be the same person _____ whose name is _____ subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that _____ she _____ signed, sealed and
delivered the said instrument as _____ her _____ free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead

GIVE under my hand and _____ notarial _____ seal this 25 day of July _____ A.D., 19 80

My commission expires _____ April 7, 1981 _____

This instrument was prepared by _____ Mr. Dennis S. Nudo, P.O. Box 615, Park Ridge, IL 60068 _____
Name Address

1004 S. Belmont
Arlington Heights, IL
For information only insert street address of
above described property.



Form 2917 Typewrite Co. Chicago

25625985

TRUST NO. LT-80-019

DEED IN TRUST
WARRANTY DEED

TO

NORTHWEST COMMERCE BANK
9797 W. Higgins Road
Rosemont, IL 60018
(312) 696-1050

Return To:

Northwest Commerce Bank
9797 West Higgins Road
Rosemont, Illinois 60018

END OF RECORDED DOCUMENT