

282
68-08-1367

DEED IN TRUST

25725941

QUIT CLAIM

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1981 JAN -6 AM 10:25
The above space for recorder's use only

Sidney R. Olson
RECORDER OF DEEDS

25725941

THIS INDENTURE WITNESSETH, That the Grantor

Patti Paul, A spinster

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claim unto FIRST ARLINGTON NATIONAL BANK OF ARLINGTON HEIGHTS, ILLINOIS, a National banking association, its successor or successors, as Land Trustee under a trust agreement dated the 29th day of September, 1980, known

as Land Trust Number A1289, the following described real estate in the County of Cook and State of Illinois, to-wit: Parcel 1:

That part of the Southwest Quarter of the Southeast Quarter of Fractional Section 1 and part of the Northwest Quarter of the Northeast Quarter of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 12; thence North 00°19'50" West, along the West line of the Southeast Quarter of Fractional Section 1, aforesaid, 115.39 feet; thence North 90° East, 112.28 feet; thence South 00° West, 86.68 feet; thence South 90° West 10.27 feet; thence South 00°06'43" West, 17.40 feet to the point of beginning of the parcel to be described; thence South 00°06'43" West, 46.55 feet; thence North 89°53'17" West, 46.96 feet; thence North 00°06'43" East, 0.39 feet; thence South 89°53'17" East, 10.02 feet; thence North 00°06'43" East, 9.59 feet; thence North 89°53'17" West, 3.13 feet; thence North 00°06'43" East, 6.97 feet; thence hereinafter called "the real estate," South 89°53'17" East, 40.07 feet to the point of beginning in Cook County, Illinois.

11 of

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Covenants, Conditions and Restrictions and Easements, for Walden Townhouse Association dated November 2, 1978 and recorded November 2, 1978 as document 24700075 for ingress and egress, in Cook County, Illinois.

Parcel 3:

Easement appurtenant to and for the benefit of Parcel 1, as set forth in the grant recorded as document 21218271, the Declaration recorded as document 21218272 and as created by the Deed recorded as document 21218273 for ingress and egress, in Cook County, Illinois.

Subject to the Declaration of Covenants, Conditions, Easements and Restrictions by Grantor dated November 2, 1978 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document 24700075 which is incorporated herein by reference thereto. Grantor grants to the Grantees, their Heirs and Assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of parcels of realty herein described. Grantor reserves to itself, its Successors and Assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their Heirs, Successors and Assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

25725941

Clerk's Office

UNOFFICIAL COPY

Property of Cook County

Otherwise known as the following address: 1605 Sycamore Place, Schaumburg,
TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee, to dedicate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate 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 for any period or periods of time, and to execute renewals or extensions of leases and the terms and provisions thereof at any periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be law for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 waives S and releases 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor fore said ha S hereunto set her hand and seal this 29th day of September 19 80

Pat. Paul (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

Prepared by: C. Harney
First Arlington National Bank
1 N. Dunton
Arlington Heights, IL 60005

The space for affixing Riders and Revenue Stamps

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

Buyer, Seller, Representative
Date

Document Number

25725941

STATE OF ILLINOIS }
COUNTY OF COOK }

ss. I, Cathy A. Harney

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Patti Paul, A Spinster

who is
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.

GIVEN under my hand and Notarial Seal this 29th day
of September, 19 80

Cathy A Harney
Notary Public.



LAND TRUST No. _____

DEED IN TRUST

TO

FIRST ARLINGTON
NATIONAL BANK
LAND TRUSTEE
Arlington Heights, Illinois

BUFFALO GROVE NATIONAL BANK
555 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS 60090

Mail To:
FIRST ARLINGTON
NATIONAL BANK

4 N. Dunston
Arlington Heights, Illinois 60005

BOX 533

25725941

Property of Cook County Clerk's Office