

UNOFFICIAL COPY

DEED IN TRUST

25825520

1981 APR 2 AM 10 51

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MIRIAM LEVINSON

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN APR-2-81 4-29505-25825520.00 Dollars (10.20)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of March 19 81, and known as Trust Number 52210, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 3 in Block 236 in the Highlands West at Hoffman Estates XXX being a Subdivision of part of the West 1/2 of Fractional Section 4, Township 41 North, Range 10 East of the Third Principal Meridian, in the Village of Hoffman Estates, Schaumburg Township Cook County, Illinois, according to the plat thereof recorded February 10, 1969 as Document Number 20752799 in the Office of the Recorder of Deeds in Cook County, Illinois.

This instrument was prepared by: Tobin M. Richter Suite 3100, One IBM Plaza, Chicago, Illinois 60611

10.00

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 readjust said real estate as often as desired, to grant options to purchase, to sell on any terms, in 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 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 present or in 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 premises and to contract respecting the manner of raising the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements, or egress of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to do with said real estate 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 do 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, or 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 in 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 deed or any 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 in the name of any of the beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 to 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 whatsoever 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, 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 in 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 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 register any 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 terms of such case made and provided.

And the said grantor hereby expressly waives, releases, surrenders, and conveys, and all rights or benefits 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 17th day of March 19 81

Miriam Levinson [SEAL] [SEAL] [SEAL]

STATE OF Illinois, I, Sherla Kobylnski, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Miriam Levinson

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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 Notary seal this 17th day of March A.D. 1981 Sherla Kobylnski Notary Public

My commission expires February 14, 1984

Section 4, Example 1, Paragraph 3, of the Illinois Real Estate Transfer Tax Act. Date April 2, 1981 Buyer, Seller or Representative Margaret R. Hensco

25825520 PHILEAS

American National Bank and Trust Company of Chicago 1140 Nottingham Lane, Hoffman Estates For information only insert street address of above described property.

END OF RECORDED DOCUMENT