

Property of Cook County Clerk's Office

RECEIVED IN BAD CONDITION

25285347

2/

QUIT-CLAIM
WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1979 DEC 18 AM 10: 03

By Form 2
Sidney R. Olson
RECORDER OF DEEDS
25285347

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
Janice K. Heaver, a single person never married

of the County of Cook and State of Illinois for and in consideration
of Ten and NO/100-----\$10.00-----Dollars, and other good
and valuable considerations in hand paid, Conveys and quit-~~claims~~ claims unto PALATINE
NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a
trust agreement dated the 19th day of September 1978, known as Trust Number
2768, the following described real estate in the County of Cook and State of
Illinois, to-wit: SEE ATTACHED RIDER AND MADE A PART THEREOF: RECEIVED IN
BAD CONDITION

LOT NO. 2804-D IN CARL SANDBRUG VILLAGE CONDOMINIUM NO. 1 AS DELINEATED ON A SURVEY
OF A PORTION OF LOT 9 IN CHICAGO LAND CLEARING (COMMISSION NO. 3, BEING A CONSOLIDATION
OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CROWN
CONDOMINIUMS, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14,
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 NO. 25032908,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID COVEN TENANTS.

THE GRANTOR AND HER ESTATE CONVEYS TO HER SUCCESSORS AND ASSIGNS, AS RIGHTS IN
AND TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND INTERESTS
WHICH SHE HAS IN SAID PROPERTY SET FORTH IN THE ABOVE-RECORDED DECLARATION AND IN
THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS REGISTERED IN THE
OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25066571
AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS
DOCUMENT NO. 24917738, AS RECORDED FROM TIME TO TIME (HEREINAFTER'S DECLARATION").

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS
AND RESERVATIONS CONTAINED IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION THE
SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION AND THE HOMEOWNER'S DECLARATION
WERE RECORDED AND STIPULATED AT LENGTH HEREIN

25285347

Property of Cook

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

Date 12-10-79 Janice K. Heaver Buyer, Seller or Representative

Subject to conditions, covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the said premises 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 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 all or in 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 a part hereof, 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 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 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 easement 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 with 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 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 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 23rd day of November 1979.

"THIS INSTRUMENT WAS PREPARED BY" Janice K. Heaver (Seal) PALATINE NATIONAL BANK (Seal) 50 North Brockway Palatine, Illinois 60067

X Janice K. Heaver (Seal) Janice K. Heaver (Seal)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Janice K. Heaver, a Single Person Never Married

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 act and deed, and that she is the owner of the right of homestead. Gives under my hand and notarial seal this 23rd day of November

25285347

PALATINE NATIONAL BANK 50 North Brockway Palatine, Illinois 60067

My Commission Expires November 23, 1982 1355 N. Sandburg Terr #2804-D Chicago, Ill. 60610

For information only insert street address of above described property.

JIF T6

Real Estate Transfer Tax Act. I HEREBY DECLARE THAT THIS INSTRUMENT IS NOT SUBJECT TO TAXATION UNDER SECTION 2001.228 OF PARAGRAPH (S) E OF SECTION 2001.228 OF SIMPLIFIED FINANCE ACT. 1979 NOV 23 11 58 AM CHICAGO, ILL. NOTARY PUBLIC

END OF RECORDED DOCUMENT