

UNOFFICIAL COPY

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DEED IN TRUST

(The above space for Recorder's use only)

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR S. TERRY M. TIMMINS AND MARION J. TIMMINS, husband and wife 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, Convey and Warrant unto the VILLA PARK TRUST & SAVINGS BANK, an Illinois banking corporation, having its principal office in Villa Park, Illinois, as TRUSTEE under the provisions of a trust agreement dated the 3rd day of April 1979, known as Trust Number 784, the following described real estate in the County of DuPage and State of Illinois, to wit:

PARCEL 1: Unit 2 in building 98 as delineated on a survey of the following described parcel of real estate, a part of Lot 4 of Hanover Highlands Unit No. 10 in Section 30, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded as Document 20672558, which survey is attached as Exhibit "D" to Declaration of Condominium for the Larkspur 6 Condominium made by Illinois Communities Corporation, a corporation of Illinois and recorded in Cook County, Illinois as Document 22628307 (the Declaration); together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "E" to the Declaration, as Exhibit "E" may be amended by an amendment to the Declaration (amended Declaration) which may from time to time be recorded as provided in the Declaration in Cook County, Illinois.

PARCEL 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration by Illinois Communities Corporation recorded February 13, 1974 as Document 22628307 and in the Articles of Incorporation for the Larkspur Homeowners' Corporation recorded in Cook County, Illinois as Document 22135330 for the purposes of use and enjoyment for ingress and egress, in Cook County, Illinois.

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Cook County Clerk's Office

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such 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 parts, 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 present or in futuro, and up on 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, modify, leases and the terms and provision 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 easements or changes of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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. 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.

And the said grantor hereby expressly waives and releases 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 or execution or otherwise.

Please DATED this 25th day of May 1983
Print or Type Name(s) TERRY J. TIMMINS (SEAL) MARION J. TIMMINS (SEAL)
Below Signature(s) (SEAL) (SEAL)

STATE OF ILLINOIS, COUNTY OF COOK ss. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERRY M. TIMMINS AND MARION J. TIMMINS, husband and wife



personally known to me to be the same person whose name 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 official seal this 25th day of May 1983
My commission expires December 6, 1986
Notary Public

This instrument prepared by the undersigned
Name SARA VANNUCCI
Address 651 S. Roselle Road
City & Zip Schaumburg, Il. 60193
For information only, insert address of property.
1346-2 Kingsbury Drive
Hanover Park, Illinois 60103
Send subsequent tax bills to
VILLA PARK TRUST & SAVINGS BANK, Trustee

This transaction in exempt from taxation under Paragraph 4c of the Illinois Transfer Act.

DOCUMENT NUMBER 9628062

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END OF RECORDED DOCUMENT