

UNOFFICIAL COPY

Deed in Trust

26703576

This Indenture Witnesseth, That the Grantors William A. Hunt & Doris J. Hunt, his wife, as to one-half undivided interest; and Ronald D. Duskey & Nancy A. Duskey, his wife, as to one-half undivided interest of the County of Cook and State of Illinois for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey _____ and Warranty _____ unto the ROSELLE STATE BANK AND TRUST COMPANY, 106 East Irving Park Road, Roselle, Illinois a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 8th day of July 1983, known as Trust Number 12011, the following described real estate in the County of COOK and State of Illinois, to-wit:

See Attached Legal Description.

Instrument prepared by:

Lester N. Arnold
1409 Wright Blvd.
Schaumburg, IL. 60193

26703576

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 and vested in 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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 option 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 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 owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 instrument 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 by 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantors hereby expressly waive and release all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal S this 26th day of July 1983.

William A. Hunt (SEAL) Ronald D. Duskey (SEAL)
Doris J. Hunt (SEAL) Nancy A. Duskey (SEAL)

of the
 Section 4, sub-section
 Exemption claimed under Paragraph E, Section 4, sub-section
 Real Estate Transfer Tax Act of Illinois.
 7/26/83 Lester N. Arnold

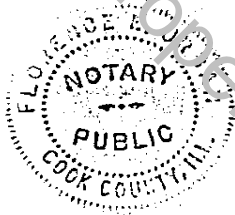
UNOFFICIAL COPY

COUNTY OF Cook }
STATE OF Illinois }

I, Florence E. Urban
a Notary Public in and for said County, in the State aforesaid do hereby certify that
William A. Hunt & Doris J. Hunt, his wife, as to 1/2
undivided interest; and Ronald D. Duskey & Nancy A.
Duskey, his wife, as to 1/2 undivided interest.

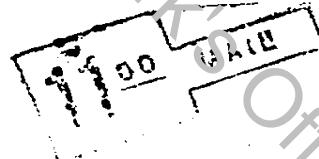
personally known to me to be the same person s whose name s are
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that they signed, sealed and delivered the said
instrument as their free and voluntary act, for the uses and purposes
therein set forth, including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

GIVEN under my hand and notarial seal this
26th day of July A. D. 1983
Florence E. Urban
Florence E. Urban Notary Public



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JUL-26-83 7 46 6 71 26703576 A - REC 11.20



Deed in Trust

WARRANTY DEED

MAIL TO

ROSELLE STATE BANK
AND TRUST COMPANY
ROSELLE, ILLINOIS 60172

TRUSTEE

TRUST NO. 12011

FORRETT BANKFORM, INC.

26703576

PARCEL 1:
UNIT NUMBER 2001 IN NANTUCKET COVE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY (CONDOMINIUM) OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS AND BLOCKS IN SUBDIVISIONS IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26 AND IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR NANTUCKET COVE, AS HERETOFORE OR HEREAFTER AMENDED FROM TIME TO TIME, EXECUTED BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 47172, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22957844, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE AMENDED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 22957843 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1974 KNOWN AS TRUST NUMBER 47172 TO DONALD P. RIPOLI AND KATHY L. ARTMAN RECORDED AS DOCUMENT NUMBER 25044839.

Permanent Tax No. 07-26-302-055-1241

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END OF RECORDED DOCUMENT