

DEED IN TRUST

26728899

8/11/83

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CELESTE SELTZER, married to Norman Seltzer, Lake and State of Illinois, for and in consideration of the sum of Ten Dollars and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys 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 28th day of July 1983, and known as Trust Number 58366, the following described real estate in the County of Lake and State of Illinois, to wit:

Lot 2 in The Meadows of South Barrington Unit 1, being a subdivision of part of the West 1/2 of the Northeast 1/4 of Section 34, Township 42 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPHS (a) THROUGH (c) OF THE REAL ESTATE TRANSFER TAX ACT

AGENT OR ATTORNEY

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TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trust, 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, lease and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or drives to public use, to sell, lease or otherwise dispose of said real estate 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 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, power and authority 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, for years or for life, and upon any terms and for any period or periods of time, not extending in the case of any single lease 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 filing the names of present or future tenants, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges on any land, to release, convey or assign any right, title or interest in or about or encumbrance on said real estate or any part thereof, and to deal 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In the 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 that the terms of this deed have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such mortgage, 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 terms, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 qualified with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

This conveyance is made upon the covenants, understandings and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for, either, if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement, or any amendment thereof, 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 by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby expressly appointing for that 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 the obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the strict possession of the Trustee shall be applicable for the payment and discharge thereof). All interests and conveyances 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 in the respective, estate 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 to said real estate at death, but only an interest in real estate, estate 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 to be held in 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 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, releases, and conveys, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption or homesteads from sale on execution or otherwise.

In Witness Whereof the grantor aforesaid hereunto set her hand and seal this 28th day of July 1983. Norman Seltzer (SEAL) Celeste Seltzer (SEAL)

STATE OF Illinois, the undersigned COUNTY OF Cook, County, in the State aforesaid, do hereby certify that CELESTE SELTZER, married to Norman Seltzer

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 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 28th day of July 1983.

My commission expires 1/2/85. THIS INSTRUMENT PREPARED BY GARY J. LEVENSTEIN, 20 N. Clark Street, Chicago, Ill. 60602 American National Bank and Trust Company of Chicago

35 West Mundhank, South Barrington, Il. For information only insert street address of above described property.

LAND TITLE COMPANY OF AMERICA, INC. (L-15030-C4) KATHLEEN E. HORNE

This space for affixing Riders and Revenue Stamps

Office

Document Number



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Wm. H. Wilson

COOK COUNTY

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