

# UNOFFICIAL COPY

26810483

This Indenture Witnesseth, That the Grantor JOHN B. KEEHAN and  
MICHELE A. KEEHAN, his wife

of the County of Cook and the State of Illinois for and in consideration  
of TEN and no/100 (\$10.00)----- Dollars,

and other good and valuable consideration in hand paid, Convey \_\_\_\_\_ and Warrant \_\_\_\_\_ unto  
THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights,  
Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 17th  
day of April 1980 known as Trust Number 2433, the following  
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3 in Block 241 in the Highlands West at Hoffman Estates XXIX,  
being a Subdivision of the North East 1/4 of the North West 1/4 of  
Section 9, Township 41 North, Range 10 East of the Third Principal  
Meridian, in the Village of Hoffman Estates, Schaumburg Township,  
in Cook County, Illinois, according to the plat thereof recorded  
November 4, 1968 as Document 20666161, in Cook County, Illinois.

Commonly Known as: 1020 Claremont, Hoffman Estates, IL 60195

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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  
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 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 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 re-  
lease, 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 consid-  
erations 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,  
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 cases made  
and provided.

And the said grantor S hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 on  
execution or otherwise.

In Witness Whereof, the grantor S aforesaid ha. VE hereunto set their  
hand S and seal S this 30th day of September 1983.

(SEAL) John B. Keehan Michele A. Keehan (SEAL)  
JOHN B. KEEHAN MICHELE A. KEEHAN

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. LISA ORLANDO

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN B. KEEHAN and MICHELE A. KEEHAN, his wife

are

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 seal this

30th day of September A. D. 19 83

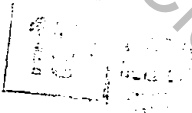
Lisa Orlando



RECORDED

6 OCT 83 26

OCT--6-83 775237 26810483 A - REC 10.20



Deed in Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

1820 Claremont Road  
Hoffman Estates, IL 60195

TO

THE BANK & TRUST COMPANY  
OF ARLINGTON HEIGHTS  
900 East Kensington Road  
ARLINGTON HEIGHTS, ILLINOIS 60004

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END OF RECORDED DOCUMENT