

115-865

Deed in Trust
This Indenture Witnesseth,

That the Grantor, JAMES R. CHRISTENSEN and CLAUDIA CHRISTENSEN, husband and wife

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 1st day of Sept. 1981, known as Trust Number 11712, the following described real estate in the County of and State of Illinois, to-wit:

26032442

- PARCEL 1: Unit No. 3 of Area 2 in Lot 2 in Sheffield Town Schaumburg Unit No. 3, being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 17, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1971, as Document No. 21487751, in Cook County Illinois.
- PARCEL 2: Easement appurtenant to the above described real estate as defined in Declaration recorded October 23, 1970, as doc. No. 21298600, all in Cook County, Illinois.

This document is exempt from taxation under Paragraph 4-1 of the Illinois Transfer Act.

Common Address: 1816 Bromley, Schaumburg, Illinois 60194

21-86 (103634)

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 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 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.

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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 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 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.

UNOFFICIAL COPY

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 grantor _____ 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 _____ aforesaid ha _____ hereunto set _____ hand _____ and seal this 10th day of September 19 81.

James R. Christensen (SEAL) & Claudia Christensen (SEAL)

(SEAL) _____ (SEAL)

26032442

Cook
COUNTY OF ROSELLE as
STATE OF ILLINOIS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that James R. Christensen and Claudia Christensen, husband and wife,

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 10th day of September, A.D. 19 81.

Sara Vanrucci
Sara Vanrucci Notary Public

My comm expires 12-6-82

This document prepared by:

Mail 70
MAIL TO

This instrument was prepared by: SARA VANRUCCI
657 S. Roselle Road, Schaumburg, IL. 60195

Mail Tax Refs to grantee

1981 OCT 20 AM 10 24

COOK COUNTY RECORDS

RECORDED

OCT-20 1981 544867 26032442 A-REC 10.20



MAIL TO

RSB ROSELLE STATE BANK
AND TRUST COMPANY
Box 200
Roselle, Illinois 60172

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END OF RECORDED DOCUMENT