

UNOFFICIAL COPY

DEED IN TRUST

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26149836

QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors

----- GREGORY M. COZZI AND PAMELA COZZI, his wife -----
 of the County of Cook and State of Illinois for and in consideration
 of TEN AND NO/100 ----- dollars, and other good
 and valuable considerations in hand paid, Convey and Quit Claim unto
 EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor
 or successor, as Trustee under a trust agreement dated the 18th day of
 February, 1982, known as Trust Number 39659, the following
 described real estate in the County of Cook and State of Illinois, to-wit:

See LEGAL DESCRIPTION attached hereto.

(Permanent Index No.: -----)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, or to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors a trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it shall be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to which in the real estate or any part thereof shall be removed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 grantors 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 grantors aforesaid have hereunto set their hands and seals this 18th day of February 1982.

(SEAL) GREGORY M. COZZI (SEAL)

(SEAL) PAMELA COZZI (SEAL)

State of ILLINOIS, ss. I, JOSEPH D. PALMISANO, a Notary Public in and for said County, in
 County of COOK the state aforesaid, do hereby certify that GREGORY M. COZZI and
PAMELA COZZI, his wife



personally known to me to be the same person whose name is 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 18th day of February 1982

Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO

Box 132
 This instrument was prepared by:
 JOSEPH D. PALMISANO
 222 West Adams Street, Chicago, IL 60606

705 CENTRAL, MT. PROSPECT, IL
 For information only insert street address 60056
 of above described property.
 ADDRESS OF GRANTEE: LA SALLE AND ADAMS
 CHICAGO, ILL. 60690

Buyer, Seller or Representative
 Date 2/18/82

This space for affixing Titles and Revenue Stamps

26149836

PARCEL 2:

Unit 717 in Central Village Condominium, as delineated on plat of survey of all or portions of Lot 13 in Central Village, being a subdivision of part of the Northeast Quarter (1/4) of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois, which plat of survey is attached as Exhibit E to Declaration of Condominium made by Mount Prospect State Bank, a corporation of Illinois, as trustee under Trust Agreement dated December 1, 1976, and known as Trust No. 615, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 2222127, 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 Amended 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 deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations, contained in the said Declaration as though the same are recited and stipulated at length herein.

Commonly known as:

705 CENTRAL ROAD, MOUNT PROSPECT, ILLINOIS

END OF RECORDED DOCUMENT

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Cook County Clerk's Office