

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



26208699

APR 21 PM 3:23

Form TR-2 4/67

The above space for recorder's use only

10.00

THIS INDENTURE WITNESSETH, That the Grantor

WING K. WONG, a Bachelor

of the County of Cook and State of Illinois for and in consideration of One (\$1.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 20th day of April 1982, known as Trust Number 1226, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1 through 56, inclusive, and lots 89 through 208, inclusive, and lots 241 through 307, inclusive, and lots 309, 310, 311, 312, 312, 317, 318, 319, 320, 321, 325, 326, 327, 328, 329, 330, 331, 332, and 334 in Elk Grove Estates Townhome Condominium Parcel "C", being a subdivision of part of the Southwest Quarter of Section 29 and part of the Northwest Quarter of Section 32, all in Township 41 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, according to the plat thereof recorded October 23, 1972 as Document No. 22093742 in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium Ownership made by Vale Development Company, recorded in the office of the Recorder of Deeds of Cook County as Document No. 22100598, as amended by Documents Nos. 22144283, 22190358, 22216566, and 22331243; 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; also together with an exclusive easement for parking purposes in and to Parking Space No. 197, all as defined and set forth in said Declaration and survey, as amended.

26208699

Cook County Clerk's Office

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Property of Cook and State of Illinois, to-wit:

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 said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 demise, 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 lease to commence in present or future, 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 in writing, 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 being 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 could be done for any person owning the same to do 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 any part thereof, 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 agreements, mortgages, trust deeds, mortgages, leases or other instruments executed by said trustee in relation to said real estate shall be conclusively 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 hereunder (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 case made and provided.

And the said grantor 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, fore said has his hereunto set his hand and seal this 20th day of April 19 82

(Seal) WING K. WONG (Seal)
(Seal) (Seal)

State of Illinois I, the undersigned a Notary Public for and for said County, in County of Cook do hereby certify that WING K. WONG, a Bachelor

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 he signed, sealed and delivered the said instrument as his 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 20 day of April 19 82

Robert F. Meersman
Notary Public

MO **Robert F. Meersman**
ATTORNEY AT LAW
16 West Northwest Hwy. NK
Mount Prospect, Ill. 60056
RECORDER'S BOX #19

For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY ROBERT F. MEERSMAN 16 W. NORTHWEST HWY. MT. PROSPECT, ILL. 60056
This space for affixing Titles and Revenue Stamps
This document is exempt from the provisions of the Illinois Real Estate Transfer Act which requires that a 100.000 fee be paid for documents less than \$100.000
Dated: 4/20/82

Document Number 6668129

END OF RECORDED DOCUMENT