

UNOFFICIAL COPY

Property of Cook County Clerk

2084

68-629667

26235464

DEED IN TRUST



COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

Form TR-3 4/67

Quit Claim

MAY 20 AM 10:53

26235464

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EVELYN H. HASZ, widowed & not since remarried

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, Conveys and Quit Claims unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of April 1982, known as Trust Number 1225 the following described real estate in the County of Cook and State of Illinois, to-wit:

10⁰⁰

UNIT NO. 114 & Garage G-5 in CEDAR GLEN CONDOMINIUM as delineated on a Plat of Survey of the following described real estate:

Lot 1, in Block 7, in Cedar Glen Subdivision of Lots 1, 5, and 6 in Owner's Subdivision of the West 15 Rods of the South East 1/4 and the East 46/80th (as measured on the North Line, and the South Line) of the East 1/4 of the South West 1/4 of Section 15, Township 41-North, Range 11 East of the Third Principal Meridian; Also the North East 1/4 of the North West 1/4 of Section 22, Township 41 North; Range 11 East of the Third Principal Meridian in Cook County, Illinois which Survey is attached as Exhibit "A" to the Declaration of Condominium made by Bank of Lyons, as trustee under a Trust Agreement dated January 20, 1981, and known as Trust Number 2593, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document number 25922438. Together with an undivided percentage interest in the common element in Cook County, Illinois. Grantor also hereby grants to the Grantee, its successors and assigns as rights and easements appurtenant to the above described real estate, the rights and easement for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all Rights, Easements, Covenants, Conditions, Restrictions and Reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. This Deed is subject to real estate taxes for the year 1981 and subsequent years. Upon due notice, Tenant has failed to exercise his rights to purchase said unit.

26235464

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 parks, 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 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 present or future, and upon any terms and for a year or for periods of time, not exceeding in the case of any single demise the term of 188 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.

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 acting under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument 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 each successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, trusts and obligations of the trustee 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 said trust 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.

And the said grantor hereby expressly waives and releases any and all right or benefits 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 aforesaid has hereunto set her hand and seal this 3rd day of May 1982

(Seal)

Evelyn H. Hasz (Seal)

This instrument was prepared by (Seal)

PETER D. WALTER, Mount Prospect State Bank, 111 E. Busse Avenue, Mount Prospect, Ill. 60056

State of Illinois } ss. I, SHAWN P. KARBURG, a Notary Public in and for said County, in County of Cook } do hereby certify that Evelyn H. Hasz, widowed & not since remarried



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 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 3rd day of May 1982

Shawn P. Karberg, Notary Public

Mail to: MOUNT PROSPECT STATE BANK, 111 East Busse, Mount Prospect, Illinois 60056

For information only insert street address of above described property.

BOX 533

This space for affixing Stamps and Revenue Stamps. Mount Prospect State Bank, Section 4, Real Estate Transfer Tax Act, 4/30/82, Peter D. Walter, Trust Officer

26235464