

COMBINATION WARRANTY,
QUITCLAIM, JOINT TENANCY
OR IN COMMON

Modern Law Form
No. 207

DEED 26348144

A 171680 1 of 3

DAVID C. LEE, divorced man, not since remarried, Grantor,
of City of Chicago County of Cook, Illinois,
in consideration of One and more Dollars,
and other good and valuable consideration, the receipt of which is hereby acknowledged,
grants, bargains and sells to PALATINE NATIONAL BANK, Palatine, Illinois, a
national banking association, as Trustee under the provisions of a
Trust agreement dated the 28th day of July, 1982, known as Trust Number 3904,
Grantee,
all of his right title and interest in and to the real estate described as follows:
Land described in Rider "A" attached hereto and made part thereof;

See Rider "B" attached hereto and made part hereof.
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts
and for the uses and purposes set forth in said trust agreement and in Rider "C"
attached hereto and made part hereof.

situate in the Village of Palatine County of Cook, Illinois,
Under and
Subject to:

Trust Deed dated August 12, 1973 and recorded August 22, 1973 as Document
22449765 made by A. Richard Swenson and Carolyn A. Swenson, his wife, to
W. Eugene Danneberg to secure a note for \$15,000.00, which shall be paid
in accordance with the terms thereof by grantor's predecessor in title.

Dated this 28th day of July, 1982.

(SEAL) David C. Lee (SEAL)
David C. Lee
(SEAL) _____ (SEAL)

PREPARED BY: Arthur A. Gillis & Associates
8303 W. Higgins Rd.
Chicago, Illinois 60631
STATE OF ILLINOIS
COUNTY OF Cook

David C. Lee, the Grantor,
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 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 28th
of July 1982.

(1) Insert "Quitclaims" or "Warrantis" as the case may be
(2) "In Joint Tenancy and not as tenants in common" may be inserted

Notary Public



Section 4
Exempt under provisions of Paragraph 1, Section 4
Real Estate Transfer Tax Act.

Buyer, Seller or Representative:
Date: 7-28-82

26348144

Box 15

(X) Mail to: } - Arthur A. Gillis & Associates
 } - 8303 W. Higgins Rd. Suite 314
 } - Chicago, Illinois 60631

() Office of the Recorder, Box No. _____

() Mail Tax bills to: Palatine National Bank
 TUT #3904
 50 North Broadway
 Palatine, IL. 60067

Palatine National Bank
TUT #3904; 50 North Broadway
Palatine, IL. 60067

1194-A Barberrry
Palatine, Illinois 62451

NOT A PART OF THE ABOVE INSTRUMENT

UNOFFICIAL COPY

Property of COOK COUNTY

RIDER "A"

Unit #27-A as delineated on the survey of Ivy Glen Palatine Condominium of part of the North West 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership made by Building Systems Housing Corporation, an Ohio Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document No. 22165443, 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 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, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

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Recorder's Office

Property of Cook County Clerk's Office

RIDER "B"

This Deed is given 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 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 pursuant thereto.

Party of the First Part also hereby grants to Parties of the Second Part, their successors and assigns, the rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and the Party of the First Part 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, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Cook County Clerk's Office

Property of Co

Rider "C"

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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 places 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 or 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, any single demise the term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of amended, 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 sums, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or charge of any kind, to release, convey or assign any right, title or interest in or about or 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 covered, 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 contract 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 trust 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 authorized 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 waives and releases 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 homestead from sale or execution or otherwise.

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END OF RECORDED DOCUMENT