

WARRANTY DEED IN TRUST

1982 SEP 21 AM 10 53

26357207

SEP-21-82 (The above space for recording purposes only) 26357207 122231

10.20

THIS INDENTURE WITNESSETH, That the Grantor

DOUGLAS C. KUTZ, a married person*

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey s and warrant s unto the GLENVIEW STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of July 19 82, known as Trust Number 3043 in the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 9 in Dunhurst Subdivision Unit No. 4, part of the East half of the North West quarter of Section 10, Township 42 North, Range 11 East of the Third Principal Meridian, and also part of the South West quarter of Section 3, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 24, 1956 as Document 16559719, in Cook County, Illinois.

*This is non-homestead property.

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 easements, 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 premises, 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 any periods 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, to contract to make leases and to grant options to purchase, 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 any 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 encumbrance 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, 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 to be charged 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, (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 thereto 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 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 this or any of the trusts 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 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 of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and discharges any and all right or benefit under any article 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 his hand and seal this 16th day of September 19 82.

DOUGLAS C. KUTZ (Seal)

10% TAX

This instrument was prepared by: B. Alan Newbery, One Ranch Mart Plaza, Suite 118, Buffalo Grove, IL 60090

State of Illinois, ss. B. Alan Newbery, a Notary Public in and for said County, in the state aforesaid, do hereby certify that DOUGLAS C. KUTZ, a married person

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 16th day of September 19 82.



B. Alan Newbery, Notary Public

Glenview State Bank, 800 Waukegan Road, Glenview, Ill. 60025

202 E. Norman, For information only insert street address of above described property.

Exempt under provision of Paragraph 9, Section 4, Real Estate Tax Act. Date SEP 20 1982 Agent B. Alan Newbery

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