

DEED IN TRUST

27 085 383

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **Chrostopher Ward**, divorced and not since remarried of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and 00/100's** ----- Dollars (\$**10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **AMALGAMATED TRUST & SAVINGS BANK**, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the **1st** day of **October** 19 **82**, and known as Trust Number **4680**, the following described real estate in the County of **Cook** and State of **IL**, to wit: Street address: **2513 Arlingdale Dr., Palatine, IL** Legal description:

Lot 13 in Block 1 in Highland Meadows, being a subdivision of parts of the Southwest 1/4 of Section 27 and the Southeast 1/4 of Section 28 and part of Lot 1 in Geisler's Subdivision, all in Township 2 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded of said Highland Meadows, on November 21, 1978 as Document 24731265 in Cook County, Illinois

27-28-400-036

69-35-887 E

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 making of the amount of present or future rentals, to partition or to exchange said real estate, 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 appurtenant to said real estate or any part thereof, and to do all things which said real estate 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, or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to institute into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to institute any of the terms of said Trust Agreement and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trust, conditions and limitations recited in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 connected with all the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement at its attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the tenancy, 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, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 30<sup>th</sup> day of MARCH 19 84

[SEAL] Christopher Ward [SEAL]  
[SEAL]

STATE OF Illinois )  
County of Cook ) ss. Donna Lee Swanson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christopher Ward

personally known to me to be the same person whose name is he 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 seal this 13th day of April A.D., 19 84

Donna Lee Swanson Notary Public  
MY COMMISSION EXPIRES MARCH 12, 1988

Mail to: **Amalgamated Bank**  
ONE WEST MONROE CHICAGO, ILLINOIS 60603  
Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY:  
Brenda Porter Helms  
One West Monroe Street  
Chicago, IL 60603

10.00

This transaction is exempt from taxation under Paragraph 6-6 of the Illinois Transfer Act.

This space for affixing Riders and Revenue Stamps

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**UNOFFICIAL COPY**

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1984 MAY 15 AM 11:24

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Property of Cook County Clerk's Office

**END OF RECORDED DOCUMENT**