

# UNOFFICIAL COPY

27 391 328

This Indenture Witnesseth, That the Grantor, DIANE E. HUBKA, divorced  
and not remarried

of the County of Cook and the State of Illinois for and in consideration  
of TEN Dollars,

12.00

and other good and valuable consideration in hand paid, Convey<sup>s</sup> and Warrant<sup>s</sup> unto

VALLEY BANK & TRUST COMPANY, SOUTH ELGIN, an Illinois Corporation of South Elgin,

Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 21st

day of December 1984, known as Trust Number 0303, the following

described real estate in the County of Cook and State of Illinois, to-wit:

Unit 214 in Hellen Road Business Condominium, as delineated on a survey of the following described real estate:  
Lot 4 in Hellen Road Subdivision, being a Subdivision of part of the East 1/2 of the North West 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Valley Bank and Trust Company of South Elgin, as Trustee under Trust Agreement dated May 16, 1984 and known as Trust Number 0288, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 13, 1984 as document 27370394, in Cook County, Illinois;

69-81-5952

This Deed is conveyed on the condition and limitation that the percentage of ownership of said Grantee 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 the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee 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 other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.

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 easements 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.

Perm. Tax No. 02-23-114-028-0000

Subject to: Real estate taxes for the year 1984 and subsequent years;  
Restrictions and covenants of record;  
Building lines and Village ordinances;

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Recorder's Office

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Property of Cook County

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX  
55.00

Cook County  
REAL ESTATE TRANSACTION TAX  
55.00  
CANCELLED  
STAMP JAN 17 1985  
JAN 24 1985  
C.T.I.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 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 praesenti or in futuro, 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 hereafter, to contract to make lease 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 re-let, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any lease, 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 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 cases made and provided.

And the said grantor hereby expressly waive S and release S 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 aforesaid has hereunto set her hand and seal this 31st day of December 1984

(SEAL) Diane E. Hubka  
Diane E. Hubka

(SEAL)

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. I, Robert J. Sabin

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Diane E. Hubka, divorced and not 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 Notary seal this 31st day of December A. D. 19 84

*Robert J. Sabin*  
Notary Public.

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1985 JAN -2 AM 11:29

27391328

COOK COUNTY CLERK'S OFFICE  
100 N. WASHINGTON ST.  
CHICAGO, ILL. 60602

Deed in Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

TO

VALLEY BANK & TRUST COMPANY  
888 NORTH LA FOX  
SOUTH ELGIN, ILLINOIS 60177

BOX 333

27 391 328

END OF RECORDED DOCUMENT