

Property of Cook County

69-81-593-7

DEED IN TRUST

27 394 935

12.00

2

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DIANE E. HUBKA, divorced and not remarried, of the County of Cook and State of Illinois, for and in consideration of the sum of Twelve Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant Sunto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of Dec. 1984, and known as Trust Number 62049 the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 210 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.

This Deed is conveyed on the conditional 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;

27 394 935

RECEIVED IN BAD CONDITION

Property of COOK COUNTY

see attached

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP JAN-785 43.00

COOK CO. NO. 016 7 7 7 3 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 43.00

TO HAVE AND TO HOLD the said real estate 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 the real estate or any part thereof, to dedicate ditches, streets, highways or alleys to public use, to sell, lease or otherwise dispose of the real estate, to execute any deed, mortgage, lease, or other instrument, to execute any deed, mortgage, lease, or other instrument, to execute any deed, mortgage, lease, or other instrument...

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to which said real estate or any part thereof shall be conveyed, mortgaged, leased or otherwise disposed of 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 inquire into the authority, 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, lease, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate...

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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 any of 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...

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 earnings, profits and proceeds arising from the sale or any 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 or any part thereof, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest said real estate in American National Bank and Trust Company of Chicago 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 encumbered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, "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 or homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 13th day of December 1984 Diane E. Hubka

STATE OF ILLINOIS County of COOK 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 seal this 3rd day of January A.D. 1985 Notary Public

My commission expires November 2, 1988

MAIL TO: American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY ROBERT J. SABIN 104 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILL. 60005

27 394 935

UNOFFICIAL COPY

RECORDED
INDEXED
JAN 11 1985

279 APR 75

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1985 JAN -4 AM 11:32

279 54935

FILED TO STATE
CLERK OF COURT
JAN 11 1985

279 APR 75

END OF RECORDED DOCUMENT