

# UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor

EDWARD H. COVERS and C. JOAN COVERS, his wife

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

and other good and valuable consideration in hand paid, Convey and Warrant 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 11th day of June 1985, known as Trust Number 0321, the following

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

Legal Description attached and made a part hereof.

Permanent Real Estate Index No.: 06-36-311-020

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 present or in future, 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 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 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 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, 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 its 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 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 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 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid ha hereunto set their hand S, and seal S, this 11th day of June 1985

(SEAL) Edward H. Covers C. Joan Covers (SEAL)

Property of

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STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, Jerome W. Pinderski

a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD H. COVERS and C. JOAN COVERS, his wife

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of June A. D. 19 85

Jerome W. Pinderski  
Notary Public.

JEROME W. PINDERSKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
COUNTY OF COOK  
COMMISSION EXPIRES 12-23-88

Property of Cook County Clerk's Office



Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

VALLEY BANK & TRUST COMPANY  
-888-694-4444-EDX  
SOUTH BLOOMINGTON, IL 61717

PINDERSKI & PINDERSKI, LTD.  
ATTORNEYS AT LAW  
115 WEST COI FAX  
PALATINE, ILLINOIS 60067  
1 (812) 358-5220

## PARCEL I:

Lot 10 in F. R. Mc Kenzie, Jr.'s Hanover Terrace Subdivision, being a subdivision of parts of Sections 35 and 36, Township 41 North, Range 9, East of the Third Principal Meridian;

ALSO

## PARCEL II:

Easement for the benefit of Parcel I, as shown on the plat of F. R. Mc Kenzie, Jr.'s Hanover Terrace Subdivision, recorded May 16, 1969

as Document 20,842,837, and referred to in Declaration of Covenants, Conditions and Restrictions, dated October 16, 1969, and recorded November 19, 1969, as Document 21,017,098, and in an instrument with plat of easements marked Exhibit "A" attached thereto amending the plat of Hanover Terrace Subdivision aforesaid, recorded April 10, 1970, as Document 21,132,384, and as created by Deed from Oak Park Trust and Savings Bank, a Corporation of Illinois, as Trustee under Trust Agreement dated March 22, 1969, and known as Trust Number 5883, to Hanover Park Development Company, a Corporation of Illinois, dated March 29, 1970, and recorded May 26, 1970, as Document 21,167,876 for ingress and egress, driveway and parking over the "Easement Area", depicted on the Plat of Easements marked Exhibit "A" attached to Document 21,132,384, aforesaid, (except that part falling in Parcel I), all in Cook County, Illinois.

Permanent Tax Number: 06-36-311-020

Volume: 61

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