

UNOFFICIAL COPY

85115337

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This Indenture Witnesseth, That the Grantor SUSAN A. KEYES,

of the County of Cook and the State of Illinois for and in consideration of Ten and No/100 Dollars,

and other good and valuable consideration in hand paid, Convey \$ and Warrant \$ unto BANK OF ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 20th day of June 1985 known as Trust Number 2399, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER

Permanent Real Estate Index No. 07-26-302-055-1190 R.P.

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 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 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 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 terms, 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 waive and release 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 aforsaid hE hereunto set her handS and seal S this 19th day of July 1985

(SEAL) Susan A. Keyes
SUSAN A. KEYES

(SEAL)

This instrument was prepared by Gerald I. Marcus, 1325 S. Arlington Heights Road, Elk Grove Village, Illinois

RECORDED
INDEXED

Handwritten notes:
Property of Cook
Permanent Real Estate Index No. 07-26-302-055-1190
R.P.
85115337
1985
7/19/85
M. I. Marcus

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Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

280 NANTUCKET HARBOR
SCHAUMBURG, ILLINOIS

Bank of Elk Grove

TRUSTEE
100 East Higgins Road
ELK GROVE VILLAGE, ILLINOIS 60007

Property of Cook County Clerk's Office

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STATE OF ILLINOIS
COUNTY OF COOK
SS. GERALD I. MARCUS
Notary Public in and for said County, in the State aforesaid, do hereby certify that
SUSAN A. KEYES,
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 notarial seal this _____ day of _____
A.D. 1985
GERALD I. MARCUS
Notary Public.

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PARCEL 1
Unit 702 in Nantucket Cove condominium as delineated on plat of survey (condominium) of the following described parcel of real estate: Certain lots and blocks in subdivision in the South 1/2 of the Southwest 1/4 of section 26 and in the South East 1/4 of Section 27, Township 41 North, Range 10, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium ownership and of easements, restrictions and covenants for Nantucket Cove, as heretofore amended from time to time, executed by La Salle National Bank as Trustee under Trust Number 47172, and recorded in the Office of Recorder of Deeds of Cook County, Illinois as Document 22957844, together with its undivided percentage interest in said parcel (except from said parcel all the property and space comprising all the units thereof as defined and set forth in declaration and survey)

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PARCEL 2
Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded January 8, 1975 as Document Number 22957843, and created by deed from La Salle National Bank as Trustee under Trust agreement dated January 21, 1974 known as Trust Number 47172 to Donald W. Wingler and Sharon B. Wingler his wife recorded as Document 25133924.