

# UNOFFICIAL COPY

DEED IN TRUST

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### WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ANNA MARIA HERMAN**,  
an unmarried person,

of the County of **Cook** and State of **Illinois** for and in consideration  
of Ten and no/100----- dollars, and other good  
and valuable considerations in hand paid, Convey s and Warrant s unto  
South Central Bank and Trust Company of Chicago, an Illinois corporation, its successor or  
successors, as Trustee under a trust agreement dated the 5<sup>th</sup>  
September 1985, known as Trust Number **L-1090**, the following  
described real estate in the County of **Cook** and State of **Illinois**, to-wit:

SEE ATTACHED

SEP 29 10 11 AM '85

85197515

Permanent Tax Number: 07-08-300-020-1108  
Address of Property: 1475 Rebecca Lane, Unit 123,  
Hoffman Estates, IL

hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to advertise and reconvey the real estate of any part thereof, to dedicate parks, streets, highways or alleys and to make any adjustment or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell or any other contract either with or without consideration, to convey the real estate of any part thereof to a successor or successors in trust and to execute such conveyance or conveyances in trust all of the title estate powers and authorities vested in the trustee to dedicate, to dedicate, to mortgage, to sell, to reconvey the real estate of any part thereof, to execute leases of the real estate, or any part thereof, from time to time in person, or by attorney in law, to execute or to execute in person or by attorney in law, and upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to reconvey, to execute, to purchase the whole or any part of the fee interest and to execute contracts regarding the manner of being the amount of payments of such rentals, to execute grants of easements or charges of any kind, to release, convey or except any right title or interest in or claim or claim of payment to the real estate of any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for all other considerations as it would be lawful for any person owning the title to the real estate to deal with if it otherwise would have differed from the way in which it is so dealt with at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or in whose the real estate of any part thereof shall be required, restricted to be sold, leased or conveyed by the trustee be obliged to see to the disposition of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the same has been applied with, or be obliged to inquire into the necessity or expediency of any act of the trustee or be obliged or permitted to insert into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon it, and the trustee shall not be bound to see that such money, rent or other instrument was executed in accordance with the terms, conditions and limitations contained herein and on the trust agreement or in any amendments, trust deed and pending upon all beneficiaries, yet that the trustee may, duty, obligation and responsibility to create and deliver any such deed, trust deed, lease, mortgage or other instrument and if it is necessary or expedient to execute or deliver any such deed, trust deed, lease, mortgage or other instrument and if such deed, trust deed, lease, mortgage or other instrument has been properly executed and is fully valid with all the title estate rights, powers, authorities, duties and obligations of the trustee thereunder in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under or any of them shall be only in the joint and several payments and the rents and profits arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate in such, but only an interest in the payments, rents, profits and proceeds thereof as above.

If the title to any of the above lands is now or hereafter registered in the Register of Deeds in any county, section, lot or register or note in the certificate of title or duplicate thereof of the county, the words "in trust" or "upon condition" or "with limitations" or words of similar import, as appropriate with the statute in such case made and provided.

And the said grantor hereby covenants, warrants and releases any and all right or title or interest and by virtue of any and all statutes of the State of Illinois providing for the extinguishment of homesteads from sale by judgment or otherwise.

In Witness Whereof the grantor hereunto subscribed her name and seal  
this 13<sup>th</sup> day of September, 1985

*Anna Maria Herman* (SEAL) **1100** (SEAL)  
Anna Marie Herman (SEAL)

This instrument prepared by James M. Guthrie, 105 S. Roselle Road, Schaumburg, IL 60193.

Illinois the undersigned a Notary Public in and for said County, in  
County of Cook the State of Illinois, do hereby certify that **Anna Maria Herman**,  
an unmarried person,  
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 official seal this 13<sup>th</sup> day of September, 1985  
*[Signature]*  
Notary Public

Mail to: **SOUTH CENTRAL BANK AND TRUST COMPANY**  
626 WEST MOOSEVELL ROAD  
CHICAGO, ILLINOIS 60607  
421-7100

1475 Rebecca Lane Hoffman Estates, IL  
For information only insert street address of above described property.

Exempt under provisions of Internal Revenue Code Section 4.  
Real Estate Transfer Tax Act.  
Date 9/13/85  
Buyer, Seller or Representative

85 197 515

UNOFFICIAL COPY

Property of Cook County Clerk's Office

70-13-2716

Parcel 1: Unit Number 123 in 1475 Rebecca Drive, Hoffman Estates, in the Moon Lake Village Four Story Condominium, as delineated on survey of the following described real estate: Certain lots in Peter Robin Farms Unit Number 1, being a subdivision of part of the South West 1/4 of Section 8, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded November 14, 1969 as Document No. 2103330, which survey is attached as exhibit "B" to the declaration of condominium recorded as Document No. 24686035 as amended from time to time together with undivided percentage interest in the common elements, in Cook County, Illinois.  
Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the declaration recorded as Number 24686035 in Cook County, Illinois. Permanent Tax I.D. 07-08-300-020-1108.  
Subject To: Covenants, Conditions, Easements and restrictions of record and to general real estate taxes for 1985 and subsequent years.  
Commonly Known As: 1475 Rebecca Lane, Unit #123  
Hoffman Estates, IL 60194

REVENUE STAMPS HERE

85 197 515