

12.00

69-42-336 DS

This Indenture Witnesseth That the Grantor (s) JAMES F.

SNEBERGER and DAVID A. BRIDWELL, doing business as D-J PROPERTIES, A Partnership, beneficiaries of Harris Bank and Trust as Trustee under Trust Agreement dated March 4, 1974 and known as Trust Number 35861.

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00, Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto

HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 4 day of March 19 74

known as Trust Number 35861 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

That part of the West half of the South East quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the North line of Colfax Street and West of a line drawn 440 feet of and parallel with the West line of Smith Street as laid down in the Assessor's Plat of the Town of Palatine recorded April 10, 1877 as Document 129579 in Book 13 of Plats, Page 93, described as follows: Beginning at a point on the East line of Eric Drive which is 98.43 feet North of the North East corner of Colfax Street and Eric Drive, Thence North 173.0 feet along the North line of Eric Drive, Thence East 338.60 feet to a point on said line which is 440.0 feet West of and parallel with the West line of Smith Street, Thence South along said line a distance of 173.0 feet, Thence West a distance of 338.60 feet along a line which is parallel to the North line of Colfax Street to the Point of beginning, comprising 58577.80 square feet, more or less in Cook County, Illinois.

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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 this 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 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 the trustee or their predecessors 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 case made and provided.

And the said grantor S 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 has hereunto set their hand and seal this 15th day of October 19 85

James F. Sneiderger (SEAL) JAMES F. SNEBERGER

David A. Bridewell (SEAL) DAVID A. BRIDWELL

MAIL TO: David S. Bridewell

THIS INSTRUMENT WAS PREPARED BY 135 S. LaSalle St., Chicago, IL

Name

Address

60603

65-249-673

ed represents a... under provisions of Paragraph 1 of the Real Estate Transfer Act of 1917

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UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

ss. I, Patricia Lawrence

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
James F. Sneberger and David A. Bridewell

_____ who are
personally known to me to be the same person as _____ whose names are 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 _____ 15th day
of October 1985

Patricia Lawrence
Notary Public.

Property of Cook County Clerk's Office

85 249 673

BOX 8

TRUST No. 35861

DEED IN TRUST

JAMES F. SNEBERGER and

DAVID A. BRIDWELL

**TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE**

PROPERTY ADDRESS

245-255 North Eric Drive
Palatine, Illinois 60067

**HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO**

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

David A. Bridewell
RECORDER OF DEEDS

OCT 23 PM 2:26

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TO HAVE AND TO HOLD the said premises 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 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 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 and in any amendments 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 the grantor or their predecessors 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 memorials, the words, "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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 15th day of October 19 85

James F. Szeberger (SEAL)
JAMES F. SZEBERGER

David A. Bridewell (SEAL)
DAVID A. BRIDEWELL

(SEAL) (SEAL)

MAIL TO: THIS INSTRUMENT WAS PREPARED BY
David A. Bridewell 135 S. LaSalle St., Chicago, IL
60603

02-15-432-023

11. This instrument complies with the provisions of Section 4 of the Real Estate Transfer Act of 1917

85 249 613

