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UNOFFICIAL COPY 85-333388

This Indenture Witnessed, that the Grantor, MICHAEL P. DALFONSO, his wife \* \* \* \*

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey s

and Warrant s unto the FIRST BANK AND TRUST COMPANY, PALATINE, ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 12th day of December 19 85, known as Trust Number 10-1387, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 44 in Winston Park Northwest, Unit No. 3, being a subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded in the recorder's office May 21, 1962 as document 18480176, in Cook County, Illinois. \* \* \* \* \*

Exempt under provisions of Paragraph "E", Section 4, Real Estate Transfer Tax Act.

12/12/85 Date

[Signature] Buyer, Seller or Representative

P.I.N. 02-13-210-025

Property of [Signature]

C-12642

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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 praesenti 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 198 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 his 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 or in some amendment thereof and binding upon all beneficiaries thereunder, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 dispositions 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 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 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 grantors aforesaid have hereunto set hand s and seal s this 12th day of December 19 85

[Signature] (SEAL) Michael P. Dalfonso

[Signature] (SEAL) Mary C. Dalfonso

The following is for informational purposes only and is not a part of this deed.

Mail Recorded Deed To:	Box 169 Trust Department First Bank & Trust Company 35 North Brookway Palatine, Illinois 60067	ADDRESS OF PROPERTY: 621 N. Williams, Palatine, IL
		SEND SUBSEQUENT TAX BILLS TO: St Paul Federal S&L Assoc. Loan 01-106377-7 6700 W. North Ave (Name) Chicago, IL 60635 (Address)

TRUST NO. \_\_\_\_\_  
of the County of \_\_\_\_\_  
State of Illinois

**WARRANTY DEED**  
**Are in Trust**

First Bank and Trust Company  
Palatine, Illinois

**First Bank**

First Bank and Trust Company of Palatine  
Palatine, Illinois 60067  
(312) 358-6262

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the first day of January 1985 to the said Trust Company of Palatine, Illinois, its heirs, assigns and legal representatives, to have and to hold the same unto the said Trust Company of Palatine, Illinois, its heirs, assigns and legal representatives, forever.



Michael P. DalFonso, Notary Public, State of Illinois, Commission Expires 12/31/85

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.

personally known to me to be the same person as \_\_\_\_\_ whose name is 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.

Michael P. DalFonso and Mary C. DalFonso  
Catherine Blenciana  
STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_  
Notary Public in and for said County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.