

86503152

This Indenture With and between, That the Grantor, ROBERT W. TROCH, JR. and CHARLENE TROCH, his wife

12.00

of the County of Cook and the State of Illinois for and in consideration of Ten and no/100 (\$10.00)

and other good and valuable consideration in hand paid, Convey and Warrant unto LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors, as trustee under the provisions of a trust agreement, dated the 6th day of October 19 86 known as Trust Number

111618, the following described real estate in the County of Cook and State of Illinois to-wit:

That part of the South West 1/4 of the North East 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying South of center line of Rand Road (except the West 7 acres thereof) containing 7.4 acres in Cook County, as follows: COMMENCEMENT at the South East corner of South West 1/4 of the North East 1/4 of Section 12, running thence West on South line of South West 1/4 of the North East 1/4 of Section 12 for a distance of 284.03 feet; thence North along a line which makes an angle of 89 degrees 52 minutes with last described line measured from East to North for a distance of 274 feet to an intersection with Southerly right of way line of Rand Road (U. S. Route 12); thence Southeasterly along said Southerly right of way line of Rand Road for a distance of 300 feet to an intersection with East line of South West 1/4 of North East 1/4 of said Section 12; thence South along said East line of South West 1/4 of the North East 1/4 of Section 12, for a distance of 170.60 feet to place of beginning, in Cook County, Illinois.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 7 5 00

Return to: BOX 333 - TH CHICAGO TITLE INSURANCE CO. P. O. Box 827 Wheaton, Ill. 60189-0827

Escrow No. 23030

Prepared By: Paul F. Conarty, Ltd. 531 E. Roosevelt Road, Wheaton, IL 60187

Property Address: Rand Road & Route 53, Palatine, IL

Permanent Real Estate Index No. 02-12-212-003-0000

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 praesent 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 lease 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 and future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges or any right, 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 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 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 grantors aforesaid have hereunto set their hand and seal this 20th day of October, 19 86

(SEAL) ROBERT W. TROCH, JR.

CHARLENE TROCH (SEAL)

70-79-160 W 091-66-04

86503152 REAL ESTATE TRANSFER TAX 7 5 00

Box 350

Deed In Trust
Warranty Deed

Address of Property

To
Lesse National Bank
Trustee

UNOFFICIAL COPY

Lesse National Bank
136 South LaSalle Street
Chicago, Illinois 60690

Form 4027-40

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1986 OCT 25 AM 11:19

86503152

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1986 OCT 25 AM 11:19

State of ILLINOIS
County of Cook
Notary Public in and for said County, in the State aforesaid, do hereby certify that
ROBERT W. TROCH, JR. and CHARLENE TROCH, his wife
personally known to me to be the same person B whose name 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 seal this 20th day of October A.D. 1986
Notary Public.

UNOFFICIAL COPY

8 5 0 3 1 5 2

RECORDS & DEEDS

STATE OF ILLINOIS

COUNTY OF

DuPage

DECEMBER 1

ROBERT W. TROCH JR

, being duly sworn

deposes that he is the owner of *6500 TOWER CIRCLE* in *LINCOLNWOOD, ILL.* and that the attached deed is not in violation of

Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division of a parcel of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or pieces of less than 1/2 acre and no new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjacent and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroad or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973 and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of *DuPage* County, Illinois to accept the attached deed for recording.

Robert W. Troch Jr

SUBSCRIBED and SWORN to before me this *30th* day of *October*, 19*76*

Richard [Signature]

NOTARY PUBLIC

86503152