

UNOFFICIAL COPY

85513994

3 9 9 4

This Indenture Witnesseth, That the Grantor SAMUEL J. ROMANO and GLORIA J. ROMANO, his wife

of the County of Sarasota and the State of Florida for and in consideration of One (\$1.00) Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 20th day of August 19 86 known as Trust Number 3644, the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal attached hereto and made a part hereof

PIN: 08-32-101-026-1059 ADDRESS: 520 Røesterfield Road, Unit 312 Elk Grove Village, IL 60007

Law Offices of Meersman & Meersman 16 West Northwest Hwy. Mount Prospect, Ill. 60056 RECOMMENDING BOX #15

"THIS INSTRUMENT WAS PREPARED BY" ROBERT F. MEERSMAN 16 W. NORTHWEST HWY. MT. PROSPECT, ILL. 60056

This document is exempt from the provisions of the Illin. Real Estate Transfer Act (consideration less than \$100.00). Dated: 8/20/86

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 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 future, 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 re-lease, 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 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 said execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal S this 20th day of August 19 86.

(SEAL) Samuel J. Romano SAMUEL J. ROMANO

Gloria J. Romano (SEAL) GLORIA J. ROMANO

85513994

513994

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

THE BANK & TRUST COMPANY  
OF ARLINGTON HEIGHTS

900 East Kensington Road  
ARLINGTON HEIGHTS, ILLINOIS 60004

Property of Cook County Clerk's Office

STATE OF FLORIDA }  
 COUNTY OF ... }  
 SS. }  
 I, the undersigned  
 a Notary Public in and for said County, in the State aforesaid, do hereby certify  
 that SAMUEL J. ROMANO and GLORIA J. ROMANO,  
 his wife  
 personally known to me to be the same person B, whose name B 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,  
 GIVE under my hand an official seal this  
 day of \_\_\_\_\_ A. D. 1988  
 \_\_\_\_\_  
 Notary Public, State of Florida  
 My Commission Expires Jan. 9, 1988  
 Bonded thru Fry, Inc.; Insurance, Inc.

86513994

# UNOFFICIAL COPY

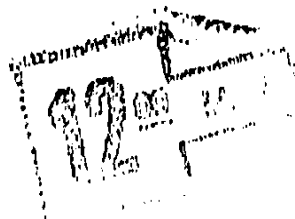
8 6 5 1 3 9 9 4

## LEGAL DESCRIPTION

Unit E 312, in Building 1 in Park Orleans Condominiums, as delineated on plat of survey of a part of Lot 1 in Village on the Lake Subdivision, being a subdivision of part of the South West 1/4 of Section 29, and part of the North West 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded January 25, 1971 as Document No. 21380121, in Cook County, Illinois; which plat of Survey is attached as Exhibit "A" to Declaration of Condominium made by U.S. Home Corporation, a corporation of Delaware recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25849259; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration; and together with additional Common Elements as such amended Declarations are filed of record in percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration; and together with the exclusive use of parking space 9, a limited common element as defined in said Declaration.

86513994

DEPT-91 RECORDING 512.25  
TRACES FROM 8489 10/31/84 14:49:00  
#8121 # 2 \* 84-513994  
COOK COUNTY RECORDER



86513994  
86513994

# UNOFFICIAL COPY

NOTARIAL PUBLIC

Property of Cook County Clerk's Office

NOTARIAL

NOTARIAL PUBLIC