

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE:
201 SOUTH GROVE AVENUE
BARRINGTON, ILLINOIS 60010

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85516651

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor,

JAN I. DENT, divorced and not since remarried,

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 and warrant unto THE FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON, Barrington, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 1st day of November 1986, known as Trust Number 11-3700, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION DESCRIBED ON RIDER ATTACHED HERETO IS EXPRESSLY MADE A PART HEREOF

PIN: 02-01-100-015-1205

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set 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 redivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease to exceed 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 rent, 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 may 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 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 in 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 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 1st day of November 1986.

JAN I. DENT (Seal)

THIS DOCUMENT PREPARED BY:
JAN DENT (Seal)
ALMS, LTD. (Seal)
236 W. NORTHWEST HIGHWAY
BARRINGTON, IL 60010

State of ILLINOIS ss. Brenda Bierut, Notary Public in and for said County, in the state aforesaid, do hereby certify that JAN I. DENT, divorced and not since remarried,

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.



"OFFICIAL SEAL"
BRENDA BIERUT
Notary Public, State of Illinois
Commission Expires 5/23/90

Given under my hand and notarial seal this 1st day of November 1986.
Brenda Bierut
Notary Public

THIS DEED IS EXEMPT UNDER PARAGRAPH C, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

85516651
November 1, 1986
Jan Dent

85516651

11.00 E

THE FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON #11-3700
Barrington, Illinois 60010

830 Carriage Lane, Palatine, IL 60074
1st Nat'l BK - TR #11-3700
201 S. Grove Ave., Barrington, IL - 60010

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

UNIT NUMBER 1741-5 IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION ONE, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25234962 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO: THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH IN THE AFORESAID DECLARATION, AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

PERMANENT INDEX NUMBER: 02-01-100-015-1205

COMMONLY KNOWN AS: 830 CARRIAGE LANE, PALATINE, ILLINOIS.

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