

DEED IN TRUST

WARRANTY DEED

86611549

THIS INDENTURE WITNESSETH, That the Grantor, DIANE E. HUBKA, divorced and not remarried of the county of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand, paid, Conveys and Warrant unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the 14th day of November 19 86 and know as Trust Number 10424

11 00

The above space for recorder's use only

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

Unit B in 255 Courtyard Centre Condominium as Delineated on the plat of survey of the following described real estate: "Taken as a Tract"; Lot 1 in Hellen II, being a Subdivision in the East 1/2 of the North West 1/4 of Section 23, 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 86508994 together with its undivided percentage interest in the common elements;

PERMANENT INDEX NO. 02-23-114-023

257 E. Hellen Rd. Palatine, Illinois

Subject to: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; general taxes for the year 1986 and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium;

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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding 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 partition or to exchange said property, or any part thereof, for other real or personal property, or to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the sale of real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any all such liability being hereby waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 grantor aforesaid has hereunto set her hand

and seal this 1st day of December 19 86

Diane E. Hubka (handwritten signature)

(SEAL)

(SEAL)

Diane E. Hubka

(SEAL)

(SEAL)

COUNTY OF Cook

STATE OF ILLINOIS

I, ROBERT J. SABO, a Notary Public in and for said County, in the State aforesaid do hereby certify that Diane E. Hubka, divorced and not remarried personally known to me to be the same person whose name is

she 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.

GIVEN under my hand and seal this 1st day of DECEMBER, A.D. 19 86

Notary Public

Please mail to ITASCA BANK & TRUST CO. 308 W. Irving Park Road Itasca, Illinois 60143

For information only insert street address of described property

345
Z
FLC-815-02
70-910-374

This space for affixing Riders and Revenue Stamps

86611549

Receipt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act. Date 12/11/86 Buyer, Seller or Representative

UNOFFICIAL COPY

TRUST No. _____

DEED IN TRUST
(WARRANTY DEED)

TO

ITASCA BANK & TRUST CO.
TRUSTEE

ITASCA BANK & TRUST CO.
ITASCA, ILLINOIS

FORM 18048 BANKFORMS, INC.

Property of Cook County Clerk's Office

86611549

COOK COUNTY ILLINOIS
FILED FOR RECORD
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