

UNOFFICIAL COPY

12.00

4
868

Deed in Trust - Quit Claim

THIS INDENTURE WITNESSETH that the Grantor **CARL E. LUNDSTROM**, a married man,

of the County of **Kane** 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, **CONVEYS AND QUIT CLAIMS** unto **THE FIRST NATIONAL BANK OF ELGIN**,

a National Banking Association with trust powers, of Elgin, Illinois, as Trustee under the provisions of a trust agreement dated the **21st** day of **July** 19**70**, known as Trust Number **2017**, the following

described real estate in the County of **COOK** and State of **Illinois** to-wit:

PROPERTY:---Legal Description: An undivided one-eighth (1/8) interest in and to that part of the East half of fractional Section 7, township 41 North, Range 9, East of the Third Principal Meridean, described as follows: Commencing at the South East corner of said fractional Section 7, thence North 0 Degrees, 46 minutes East along the East line of said fractional Section 7, 1322.4 feet, thence South 86 degrees, 57 minutes West, 530.5 feet for a point of beginning, thence South 86 degrees, 57 minutes West, 503.9 feet, thence North 2 degrees, 15 minutes East, 2792.5 feet to a point in the center line of the highway, thence South 89 degrees, 36 minutes East along said center line, 529.0 feet, thence South 0 degrees, 46 minutes West, parallel to the East line of said fractional Section 7, 2754.0 feet to the point of beginning, in Cook County, Illinois,

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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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.

This property is vacant and is not the homestead of Grantor.

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 predecessors 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 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.

I Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 31st day of December, 1985.

(SEAL) Carl E. Lundstrom (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

A-943683 01

86093703

mail to Richard B. Collins
80 Mountain Square Plaza
Elgin, Ill. 60120

LOX 333-11V
1

UNOFFICIAL COPY

Property of Cook County Clerk's Office
860998703

1985 MAR 12 PM 3:05

NOTARY PUBLIC
STATE OF ILLINOIS

address of property
529.8 ft wide E line of E 1/4
of sec 7 adjacent to S of shoe factory
Road.

80236093

Lundstrom and Rahfs
1700 Larkin Avenue
Elyon, Illinois 60120

Send subsequent tax bills to
grantee at:

ADDRESS: 80 Fountain Square Plaza
P.O. Box 807, Elyon, IL 60120

NAME: Richard B. Callan

THIS INSTRUMENT WAS PREPARED BY:

Commonwealth 10-15-85

Notary Public

James B. Callan

Carl E. Lundstrom, a married man,
personally known to me to be the same person whose name _____
instrument, appeared before me this day in person and acknowledged that _____
delivered the said instrument as _____ 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 notarial seal this _____ day of _____, 1985.

Exempt under provisions of Paragraph
Section 4, Real Estate
Transfer Act.
Date: 12/31/85
Notary Public
Richard B. Callan

