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Deed in Trust - Quit Claim

THIS INDENTURE WITNESSETH that the Grantor

CARL E. LUNDSTROM, a married man,

of the County of Kane

30288 A-943683

and State of Illinois

, for and in

consideration of Ton and no/100 (\$10.00)

Dollars and other good and valuable

considerations in hand paid, CONVEYS

AND QUIT CLAIME

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 1970, known as Trust Number 2017 , the following

described real estate in the County of Cookind State of Illinois to with

PROPERTY: ---Legal Description: An undivided one-eight (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, 603.9 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 1/ng 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,

S. Germania C. S.

Full power and authority is hereby gravited to said trustee to improve manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, his aways or alloys and to accute 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, est, to powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to leave said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single acraise 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, charge or modify leases and to tenew or extend leases upon 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 tentals, 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 more string and to the manage of the 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.

specified, at any time or times hereafter.

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

In the case shall any party dealing with said trastee in relation to said exemises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee in soliged to see to the application of any partechase money, rent, or money horrowed or advanced on said premises, or be on god to see that the terms of this trust have been complied with, or he obliged to inquire into the mercsity or expediency is any act of said trustee, or he obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, from the mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive ex as a ce in favor of every person relying apon or claiming under any such conveyance, lease or other instrument, (a) that at the diploid the delivery thereof the trust agreement was in his indenture and by said trust agreement was in his force and effect, (b) that said 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 ancordance thereof and hinding upon all heneficiaries thereunder, (c) that said trustee, as doly authorized and emprovered to execute and deliver every such deed, trust deed, fease, mortgage or other instrument, ind (b) if the conveyance is made to a successor or successors in trust that such successor or successors in trust due to deed, this and obligations of its, his or their preferes ors in trust.

The interest of each and every beneficiary becominder and of all persons claiming under them or easy of them shall be only in the earnings, avails and principals arising from the sale or other disposition of said real estate, and such bracest is hereby declared to be personal property, and no brueficiary becomed shall have any title or interest, legal or equition, or or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aloresaid.

If the title to any of the above lands is now or bereafter 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 trost", or "upon condition", or "with huntarons", or words of similar import, in accordance with the statute in such case 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 statedes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

	I Witness Whereof, the grantor aforsaid by \$\text{U}_{ij}\$	hereinto set 1140 hand and seal this 340 tallet
ωį	pogombor 1985	( 1 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /
	SEAL)	Carl E. Lundstrom (SEAL
	SEAL)	Carl E. Lunds Eroin (SEAL
	(SEAL)	(SEAL
	(SEAL)	, (SEA).

mail to sichard B collens. 80 sountair Square Plaga Elgin, Il. 40120.

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## UNOFFICIAL GORY ...

PLAT ACT AFFIDAVIT

STATE	OF	ILLINOIS	)	
			)	\$5
COUNTY	COE	COOK	)	

Richard B. Collins
Oath, states that \_he resides at 80 Fountain Square Plaza Elgin
Illinois 60120
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:

- Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
  -ORthe conveyance falls in one of the following exemptions as
  - show by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- The divisions of lcts or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of occess.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public it: lity facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyances of land for highway or other public purposes or grants or Conveyances relating to the designation of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that the makes this affidavit for the purpose of inducing the Recorder of Deeds of Cock County, Illinois, to accept the attached deed for recording.

		Rucia	1 03 C.	cherry
SUBSCRIBED	and SHORM	to before me	Richard	3. Collins
this 31st	day	of December, 1985	<b>.</b>	

Chiebonah A Kermal