

5-774-86

WARRANTY DEED IN TRUST  
ADDRESS OF GRANTEE  
50 NORTH BROCKWAY  
PALATINE, ILLINOIS 60067

UNOFFICIAL COPY

Tr Form 2

86154866

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

RITA STATEN, divorced and not since remarried

of the County of Cook 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, Convey and warrant unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 27th day of May 19 77, known as Trust Number 2098, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 4, Area 1, Lot 2 in Sheffield Town, Unit Four, being a subdivision of parts of the East 1/4 of the Northeast 1/4 of Section 18 and the West 1/4 of the Northwest 1/4 of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded November 4, 1971 as document 21699881 in Cook County, Illinois.

Easement appurtenant to the above described real estate as set forth in the plat of subdivision recorded November 4, 1971 as Document 21699881 and in declaration recorded October 23, 1970 as document 21298600 in Cook County, Illinois.

PIN: 07-18-202-002

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 or to purchase in full or on any terms to convey either with or without consideration, to convey and purchase or any part thereof by 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 and property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon 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 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 paying 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 easement 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 would be lawfully 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 the 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, and that at the time of the delivery thereof or 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 trust conditions and limitations contained in this indenture and in said trust agreement or in some amendments thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of 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, assets and proceeds arising from the sale or other disposition of said real estate, and such interest as hereinafter 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, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is not or 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 15th day of April, 1986.

(Seal) Rita Staten (Seal) (Seal)

State of Illinois, the undersigned, Notary Public in and for said County, in the state aforesaid, do hereby certify that RITA STATEN, 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. Given under my hand and notarial seal this 15th day of April, 1986.

[Signature] Notary Public

Return to: PALATINE NATIONAL BANK  
BOX #154 North Brockway  
Palatine, Illinois 60067

1936 Oxford, Schaumburg, IL.  
For information only insert street address of above described property.

The space for affixing Riders and Revenue Stamps

THIS INSTRUMENT WAS PREPARED BY  
RITA STATEN  
PALATINE NATIONAL BANK  
50 NORTH BROCKWAY  
PALATINE, ILLINOIS 60067

-86-154866

UNOFFICIAL COPY

Property of Cook County Clerk's Office

*Returns to:*  
**BOX #154**