

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Form TR-2 4/87

The above space for recorder's use only

DI 70-60-133

THIS INDENTURE WITNESSETH, That the Grantor  
 DIANE E. HUBKA, divorced and not remarried  
 1040 S. Arlington Heights Rd., Arlington Heights  
 of the County of Cook and State of Illinois  
 of ----- Dollars, and other good  
 and valuable considerations in hand paid, Convey<sup>u</sup> and warrant<sup>s</sup> unto the MOUNT PROSPECT  
 STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated  
 the 12th day of June 19 86, known as Trust Number 1680,  
 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

1535 S. Arlington Heights Rd.  
Arlington Heights, IL 60005

Permanent Tax Numbers: 08-09-401-003-0000  
 08-09-401-008-0000  
 08-10-300-012-0000

Subject to: Covenants, conditions and restrictions of record; private, public and utility  
 easements; general taxes for the year 1985 and subsequent years;

11.00

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 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 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 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.

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 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 (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 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, the words "in trust", "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<sup>s</sup> and releases<sup>s</sup> 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 12th day of June 19 86

*Diane E. Hubka* (Seal)  
 Diane E. Hubka

THIS INSTRUMENT WAS PREPARED BY  
 ROBERT J. SABIN (Seal)  
 1010 S. ARLINGTON HEIGHTS RD.  
 ARLINGTON HEIGHTS, ILL. 60005 (Seal)

State of Illinois ) I, Robert J. Sabin, a Notary Public in and for said County, in  
 County of Cook ) ss. 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 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 12th day of June 19 86

RECORDS DIVISION - 1-22

11/2/86

*Robert J. Sabin*

MOUNT PROSPECT STATE BANK  
 111 East Busse  
 Mount Prospect, Illinois 60056

1535 S. Arlington Heights Rd.  
 Arlington Heights, IL 60005

Example under provisions of paragraph 1, Section 6  
 Real Estate Transfer Tax Act  
 6/12/86  
*Robert J. Sabin*  
 Notary Public in and for the State of Illinois

86292741

Document Number

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## LEGAL DESCRIPTION

### PARCEL 1:

That part of the North East  $\frac{1}{4}$  of the South East  $\frac{1}{4}$  of Section 9 and the North West  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of said Section 10, that is 15.41 feet North of the South West corner of the North West  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of said Section 10 and running thence Northwesterly in a straight line that forms an angle of 76 degrees (measured from North to West) with the West line of said Section 10, a distance of 442.50 feet to the center line of Arlington Heights Road; thence Northeasterly along the center line of said road 95.20 feet; thence Southeasterly parallel to the first described course, a distance of 465.83 feet to a point on the Westerly line of property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document Number 9225797, thence Southwesterly along said line a distance of 96.95 feet to a point on a line first course extended; thence Northwesterly along said line 6.67 feet to the point of beginning

also

### PARCEL 2:

That part of Section 9 and Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point on East line of Section 9 that is 1305.92 feet North of the South East corner of said Section, thence North 76 degrees 455.24 feet to the center of Arlington Heights Road, thence Northeasterly along the center of said road 47.76 feet; thence South 76 degrees East 449.17 feet to a point on the Westerly line of the property conveyed by Emil Curtis to William Diehl recorded as Document Number 9225797, thence South 33.80 feet to the place of beginning, all in Cook County, Illinois.

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Arlington Heights, Illinois

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COOK County Clerk's Office