



276169

The above space for Notary Public only

THIS INDENTURE WITNESSETH, That the Grantor(s), TED M. NEVINS and CAROLINE M. NEVINS,
his wife of the City of Elgin,
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and 00/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Con-
vey(s) and Warrant(s) unto the First American Bank of Kane County, an Illinois Banking Corporation duly
organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts
within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30th
day of June, 19 87, and known as Trust Number 87-028,
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 52 in Lord's Park Manor Unit No.2, being a Subdivision of part of Lot 3
and Lot 5 in the Circuit Court Partition of Parts of Sections 6 and 7, Township
41 North, Range 9 East of the Third Principal Meridian, in the City of Elgin,
Cook County, Illinois.

EXEMPT under provisions of Paragraph
(E), Section 4, Real Estate Transfer
Act

87502579/26/87
DATE

Caroline M. Nevins
BUYER, SELLER, OR
REPRESENTATIVE

Permanent Index Number: 06-07-308-001 EDO
SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the covenances, upon the trusts, and for the use 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and
to vacate any subdivision or part thereof, and to resubdivide said real estate, 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time
to time, in possession or reversion, by leases to commence in present or in 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
hereafter, to contract to make leases and to grant options to lease and options to purchase and options to purchase the whole or any part of the reversion and to contract respecting the man-
ner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to
be sold, leased or mortgaged by said Trustee, or any successor in trust be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be
obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the propriety, 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, or any successor in trust, in relation to said real
estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries
thereunder, (c) that said Trustee or any successor in trust, 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.

This conveyance is made upon the express understanding and conditions that neither the First American Bank of Kane County, 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 in or about the said 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 and all such liability being hereby ex-
pressly 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 upon the filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to place in said the First American Bank of Kane
County the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall
not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate is in accordance
with the true intent and meaning of the trust.

And the said grantor S hereby expressly waive and release any and all right or benefit under and by virtue of any and all statute of the
State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors S aforesaid have hereunto set their hands and

seals this 26th day of August 19 87

Caroline M. Nevins [SEAL]
CAROLINE M. NEVINS [SEAL]

Ted M. Nevins [SEAL]
TED M. NEVINS [SEAL]

State of Illinois County of Kane
William C. Chesbrough a Notary Public in and for said County, in
the State aforesaid, do hereby certify that TED M. NEVINS and CAROLINE M.
NEVINS, his wife

personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that
they signed, sealed and delivered the said instrument as
their 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 official seal this 26th day of August 19 87

William C. Chesbrough
Notary Public

Send Subsequent Tax Bills and
RETURN TO
FIRST AMERICAN BANK OF KANE COUNTY
DUNDEE, ILLINOIS 60118

715-717 JEFFERSON AVENUE
ELGIN, ILLINOIS 60120

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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