

DEED IN TRUST
UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

3 7 0 3 1 9 5 9

87031959

THE GRANTOR S JOHN H. THOMAS and NANCY LEE THOMAS, his wife
1525 Thacker, DesPlaines

of the County of Cook and State of Illinois
for and in consideration of TEN AND NO/100
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT /)* unto
FIRST ILLINOIS BANK OF ARLINGTON HEIGHTS, ITS
SUCCESSOR OR SUCCESSORS, as Trustee under the
provisions of a trust agreement dated the 8th day of
November, 1986 and known as Trust Number AH 1022 (hereinafter referred

(The Above Space for Recorder's Use Only)

to as "The trustee,") the following described real estate in the County of Cook
and State of Illinois, to wit: PERMANENT INDEX NO. 09-20-206-037-1003

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 95104 Par.

HEREINAFTER CALLED "THE REAL ESTATE" of the Sign. James H. Mayers

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 the 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 the real estate or any part thereof; and to deal with the 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them, shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 or 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 S hereby expressly waive 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.

In Witness Whereof, the grantor S aforesaid ha ve hereunto set their hand S and seal S this 5th day of December, 19 86

(SEAL) John H. Thomas (SEAL)
JOHN H. THOMAS Nancy L. Thomas
NANCY LEE THOMAS

State of Illinois, County of Cook ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN H. THOMAS and NANCY LEE THOMAS, his wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 5th day of December, 19 86
Commission expires December 7th, 19 86
Benedict Mayers
NOTARY PUBLIC

This instrument was prepared by Benedict Mayers, 7318 W. Irving Park Road, Norridge, IL 60634
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
MAILED TO { FIRST ILLINOIS BANK OF ARLINGTON HEIGHTS (Name)
311 SOUTH ARLINGTON HEIGHTS ROAD (Address)
ARLINGTON HEIGHTS, ILLINOIS 60005 (City, State and Zip)
OR ATTN: LAND TRUST
RECORDER'S OFFICE BOX NO
ADDRESS OF PROPERTY:
1525 Thacker
DesPlaines, IL 60016
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:
JOHN H. THOMAS (Name)
1525 Thacker, DesPlaines, IL 60016 (Address)

FILED "INDEX" OR REVENUE STAMPS HERE

87031959

UNOFFICIAL COPY

T-344 (Rev. 12/85)

87031959

Deed in Trust

FIRST ILLINOIS BANK OF
ARLINGTON HEIGHTS

As Trustee

TO

Property of Cook County Clerk's Office

87031959

16 JAN 87 11:04

-87-031959

11.00e

87031959

Unit 1-D in Parkview Condominium as delineated on survey of Lots 1 and 2 in Wiesner's Subdivision of Lot 158 in original town of Rand (now DesPlaines), a Subdivision of Sections 16, 17, 20, and 21 in Township 41 North, Range 12, East of the Third Principal Meridian, and also a strip of land lying East of and adjoining Lot 1 and said East line of Lot 1 North of the South line of Thacker Street in Wiesner's Subdivision aforesaid and a strip of land lying North of and adjoining said Lots 1 and 2 and lying East of and adjoining the West line, extended North in the South line of Thacker Street of Lot 2 and lying West of and adjoining that East line extended North to the South line of Thacker Street of Lot 1 in Wiesner's Subdivision aforesaid, each of the aforesaid strips of land lying West of the West line of Lot 159 extended North to the South line of Thacker Street in the original town of Rand (now DesPlaines), a Subdivision in Sections 16, 17, 20 and 21, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, (hereinafter referred to as Parcel) which survey is attached as Exhibit A to Declaration of Condominium by Pioneer Trust & Savings Bank, as Trustee under Trust Agreement dated May 7, 1973, and known as Trust Number 18579 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 23106175, and Amendment to Condominium Declaration by Pioneer Trust & Savings Bank, as Trustee under Trust Agreement dated May 7, 1973, and known as Trust Number 18579 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 23132719, together with an undivided 7.189% interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Commonly known as 1925 Thacker, DesPlaines, Illinois
 09-20-2008-837-1903-4
 Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office