

10786

This Indenture Witnesseth, That the Grantor John E. Pylpoczuk
and Camille A. Pylpoczuk, his wife,

of the County of Cook and the State of Illinois for and in consideration of
Ten Dollars

and other good and valuable consideration in hand paid, Convey _____ and Warrant _____ unto BANK OF
Dollars, NOW KNOWN AS
USAMERIBANCK/ELK GROVE

ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as
Trustee under the provisions of a trust agreement dated the 20 day of April 19 87 known as
Trust Number 2541, the following described real estate in the County of Cook
and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

REAL ESTATE TAX
PROPERTY OF J. E. PYLPOCZUK
100 EAST HIGGINS ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
#22.78

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY OF J. E. PYLPOCZUK
100 EAST HIGGINS ROAD
ELK GROVE VILLAGE, ILLINOIS 60007
#22.78

COMMONLY KNOWN AS: 896 S. PLUM GROVE ROAD, PALATINE, ILLINOIS

Permanent Real Estate Index No 02-27-200-047-1046 WM

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 or 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 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 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 thereunder, (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 of 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, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases 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 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 their hand and seal S this
15th day of May, 19 87.

(SEAL) J. E. P.

Camille A. Pylpoczuk (SEAL)
C.A.P.

This instrument was prepared by: PATRICK J. CUSTARDO, Attorney at Law
1701 East Woodfield Road, Suite #412,
Schaumburg, Illinois 60173

87275572

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED



ADDRESS OF PROPERTY

NOW KNOWN AS
USAMERIBANK/ELK GLOBE

Bank of Elk Grove

TRUSTEE

100 East Higgins Road

ELK GROVE VILLAGE, ILLINOIS 60007

(19-c-0)

Property of Cook County Clerk's Office

Handwritten signature/initials

-87-27572

DEPT-01 RECORDING \$13.25
T#0222 TRAN 1036 05/21/87 15:05:00
#0765 #B *B-87-27572
COOK COUNTY RECORDER

STATE OF Illinois
COUNTY OF Cook
SS. JOYCE E. BRUNDAGE
Notary Public in and for said County, in the State aforesaid, do hereby certify that
John E. Pylypczuk and Camille A. Pylypczuk, his wife,
personally known to me to be the same person S whose name S
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 notarial seal this
18th day of May A.D. 19 87
Signature of Notary Public
My Commission Expires: 10/7/87
Notary Public.

UNOFFICIAL COPY

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LEGAL DESCRIPTION

The land referred to in this policy is described as follows:

Unit 218 as delineated on plat of survey of the following described parcel of real estate hereinafter referred to as 'Parcel'): Lot 1 (except the West 171.42 feet thereof) all of Lots 6, 7 and 8 in Herman Berlins Subdivision of the North 1150.0 feet (70 rods) of the Northeast $\frac{1}{4}$ of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit 'C' to Declaration of Condominiums made by N. W. Financial Corporation, a Corporation of Illinois, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document 22490750; together with an undivided 1.26 percent interest in said parcel (excepting from said parcel all the units thereof defined and set forth in said Declaration and survey) in Cook County, Illinois

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