

# UNOFFICIAL COPY

7 3 78 1553

452663 10/1/87

**This Indenture Witnesseth, That the Grantor** MARY KRISTINE JUEIG MARCINEK & JOHN DENNIS MARCINEK, HER HUSBAND & PAUL NOVAK & KAREN NOVAK, HIS WIFE

of the County of \_\_\_\_\_ and the State of \_\_\_\_\_ for and in consideration of TEN AND NO/100 Dollars,

and other good and valuable consideration in hand paid, Convey n/k/a US AMERIBANC/ELK GROVE and Warranty \_\_\_\_\_ unto BANK OF ELK GROVE, an Illinois State Bank, 100 East Higgins Road, Elk Grove Village, Illinois, its successor or successors as Trustees under the provisions of a trust agreement dated the 11th day of June 19 87 known as Trust Number 2549, the following described real estate in the County of COOK

and State of Illinois, to-wit:  
PARCEL 1: UNIT 1-10-40- R-C-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24383272, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G1-10-40-R-C-1 AS DELINEATED ON A PLAT OF SURVEY FOR THE BENEFIT OF PARCEL 1, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes for 1986 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements.

Permanent Real Estate Index No. 07-21-402-045-1305 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 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 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, 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 2 aforesaid has hereunto set 2 hands and seal 2 this

11th day of June, 19 87

(SEAL) Mary Kristine Jueig Marcinek  
MARY KRISTINE JUEIG MARCINEK

Paul Novak (SEAL)  
PAUL NOVAK

(SEAL) John Dennis Marcinek  
JOHN DENNIS MARCINEK

Karen Novak (SEAL)  
KAREN NOVAK

This instrument was prepared by:

EARL J. ROLOFF 1300 Greenbrook Blvd, Hanover Park, IL 60103

MAIL TO: JOHN J. Scotillo  
601 W. 100th St  
Mt Prospect, IL 60056



UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

Bank of Elk Grove

TRUSTEE

100 East Higgins Road

ELK GROVE VILLAGE, ILLINOIS 60007

87-371553

(10-04)

DEPT. OF CLERK OF COOK COUNTY \$12.25  
TRAN 2744-07/07/87 09:59:00  
COC 47766 REC \*\* 87-371553  
COOK COUNTY RECORDER

*[Handwritten signature]*

*[Handwritten signature]*

Notary Public.

*[Handwritten signature]*

personally known to me to be the same person as \_\_\_\_\_ 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 \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_  
*[Handwritten signature]*

Notary Public in and for said County, in the State aforesaid, do hereby certify that  
MARY KRISTINE JUEIG MARGINEK & JOHN DENNIS MARGINEK, HER  
HUSBAND & PAUL NOVAK & KAREN NOVAK, HIS WIFE

STATE OF \_\_\_\_\_ Illinois \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ DuPage \_\_\_\_\_  
SS. \_\_\_\_\_ Earl J. Roloff \_\_\_\_\_

87-371553

Property of Cook County Clerk's Office