

UNOFFICIAL COPY

--88-531547

This Indenture Witnesseth That the Grantor (s)

STEVEN MOSKAL, a bachelor

of the County of Cook and State of Illinois for and in consideration of -----TEN (\$10.00)----- Dollars

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto STATE BANK OF LAKE ZURICH, 35 W. Main St., Lake Zurich, Illinois 60047, as Trustee under the provisions of a trust agreement dated the 15th day of November 1988 known as Trust Number 88-0052

the following described real estate in the County of Cook and State of Illinois, to-wit: Unit 2-207 in Steeple Hill Condominium, as delineated upon the survey of the following described real estate: Lot 1 of Hoffman Estates Apartments, a subdivision in the North East 1/4 of section 16, Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "B" to the declaration of condominium ownership and of covenants, easements and restrictions recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25288100; together with its undivided percentage interest in the common elements. ALSO: Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration as amended and the rights and easements set forth in said declaration for the benefit of the remaining property described herein. Permanent tax Number: 07-16-200-046-1061 Common Address: 1175 Meadow Lane, Hoffman Estates, Illinois

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 lease to commence in present 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 assign rents and profits and profits from the premises, as security or otherwise, to purchase 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 may 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, 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, in 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, at 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 each 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 predecessors 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 case made and provided.

And the said grantor - hereby expressly waives - and releases - 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 his hand and

seal this 15th day of November 19 88

X STEVEN MOSKAL (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

EDWARD G. WELLS
Name

THIS INSTRUMENT WAS PREPARED BY
132 S. Northwest Hwy. Palatine, Ill.
Address

1784-002, 102

88-531547

UNOFFICIAL COPY

TRUST No.

DEED IN TRUST

Box 14

TO

STATE BANK OF LAKE ZURICH
TRUSTEE

PROPERTY ADDRESS

STATE BANK OF LAKE ZURICH
35 W. Main St.
Lake Zurich, Illinois 60047

FORM 89-603 BANK FORMS, INC.

88-531547

Cook County
REAL ESTATE TRANSACTION TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX



0314 \$3200
VILLAGE OF HOFFMAN ESTATES
REAL ESTATE TRANSFER TAX

"OFFICIAL SEAL"
EDWARD G. WELLS
Notary Public, State of Illinois
My Commission Expires Aug. 18, 1993

Notary Public
_____ of _____
November 1988
GIVEN under my hand and Notarial Seal this _____ day
and waiver of the right of homestead.
free and voluntary act, for the uses and purposes therein set forth, including the release
he signed, sealed and delivered the said instrument as his
the foregoing instrument appeared before me this day in person, and acknowledged that
personally known to me to be the same person whose name he subscribed to
who _____

STEVEN MOSKAL, a bachelor
Notary Public, in and for said County, in the State aforesaid, do hereby certify that:

STATE OF ILLINOIS }
COUNTY OF KANE } ss. I, _____ the undersigned

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