

ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JOAN E. SPENCER, divorced and not since remarried.

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 S and warrant S unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the second day of December 1987, known as Trust Number 5258, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Lot 2 in Block 205, the Oaks Unit No. 1, being a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 26, and part of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 41 North, Range 9, east of the Third Principal Meridian, according to the plat thereof recorded April 19, 1966 as document No. 19801128, in Cook County, Illinois.
Parcel 2: Easement for ingress and egress appurtenant to and for the use and benefit of Parcel 1 as set forth and defined in the declaration recorded as document # 19821584, as amended, in Cook County, Illinois. PIN: 06-26-353-023 EBO ✓

See Assumption And Subject to Language on Reverse Side & Deed Subject to Language

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 redivide said property as often as desired, to contract to sell, to grant options to purchase or to sell or 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 present or 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 198 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 hereof 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 easement 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 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor JES aforesaid has hereunto set her hand and seal this 2nd day of December, 1987.

(Seal) Joan E. Spencer (Seal)
(Seal) JOAN E. SPENCER (Seal)

Address of Property: 2052 Essex Ct. Streamwood, Illinois 60103

State of Cook } SS. I, David T. Onix a Notary Public in and for County of Illinois said County, in the state aforesaid, do hereby certify that

Joan E. Spencer, divorced & not since remarried

personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gives under my hand and notarial seal this 2 day of December, 1987

David T. Onix
Notary Public

PALATINE NATIONAL BANK
50 North Brockway
Palatine, Illinois 60067
TRUST DEPARTMENT

1987 PREPARED BY:
DAVID ONIX
1655 W. NICE RD
SULLY, ILL. 60193
For information only insert street address of above described property.

457671 10/1

88013335

STATE OF ILLINOIS
DEPT. OF REVENUE
REVENUE DEPT. OF REVENUE
5.75

REAL ESTATE TRANSACTION TAX
REVENUE DEPT. OF REVENUE
5.75



UNOFFICIAL COPY

Mortgage dated August 9, 1978 and recorded August 16, 1978 as document number 24586117 to The Lomas & Nettleton Company, which is in the amount of \$37,693.49 and which Buyers expressly agree to assume and pay.

SUBJECT TO: General taxes for 1987 and subsequent years; 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, mortgage or trust deed described herein.

~~**SEE ASSUMPTION LANGUAGE ON REVERSE SIDE.~~

88013335

Property of Cook County Clerk's Office

DEPT-91 RECORDING
TRN 1546 91/11/88 10:39:00
#8079 # A * - 88 - 13335
COOK COUNTY RECORDER

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12.25