

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S. ROBERT C. MUSCARELLA and RUTH A. MUSCARELLA, his wife
of the County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100 Dollars, \$ 10.00, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto FSS Formerly known as First State Bank & Trust Company of Franklin Park, an Illinois bank my corporation of Franklin Park, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of June, 1978, and known as Trust Number 425, the following described real estate in the County of COOK and State of Illinois, to wit

LOT 47 IN PLUM GROVE HILLS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

88361434

Perm. I.D. #02-07-103-024

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 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 said Trustee, to donate, to dedicate to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion by leases to commence in the present or in the 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 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 in writing the manner of using the amount of present or future rentals, to partition or to exchange said real estate or any part thereof, or any 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 of easement appurtenant to said real estate or any part thereof and to deal with said real estate and every part thereof in all such ways and for such other considerations as 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 or any successor in trust in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust be obliged to see to the application of any purchase money, rent or money borrowed to improve the trust property or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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 or any successor in trust in relation to said trust property, shall be conclusive evidence in favor of every person relying upon or claiming under any such instrument, lease or other instrument, without any further inquiry into the validity thereof created by this deed and by said Trust Agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations set forth herein and in said Trust Agreement or in any amendments thereof of any kind and binding upon all beneficiaries thereunder, so that said Trustee or any successor in trust who may be authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 or their predecessors in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by them or by their agents or attorneys in connection with the execution of this deed and the provisions of this deed or said Trust Agreement or any amendments thereof, or for any liability or personal liability for any property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract or obligation of indebtedness incurred or contracted by the Trustee or any successor in trust with said real estate in the exercise of his or her duties as Trustee or as attorney in fact, hereby expressly appointed for such purposes or at the election of the Trustee, shall be the liability of the Trustee or any successor in trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract or obligation of indebtedness except only so far as the trust property and funds on the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whosoever and whatsoever shall be charged with notice of this deed from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them if any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such but only an interest in the earnings, rents and proceeds thereof, as aforesaid, the interest hereof being to vest in the Trustee the entire legal and equitable title in fee simple, as and to all of the trust property, above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Deeds is hereby directed not to register a 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, S hereby expressly waives and releases any and all right of credit 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 have hereunto set their hand S and seal S this 10th day of July, 1988
Robert C. Muscarella (Seal) Ruth A. Muscarella (Seal)
ROBERT C. MUSCARELLA RUTH A. MUSCARELLA

STATE OF ILLINOIS
COUNTY OF COOK
I, JOHN SACHANDA Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT C. MUSCARELLA and RUTH A. MUSCARELLA, his wife personally appeared before me, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and in full knowledge of the contents thereof, including the release and waiver of the right of homestead.

Witness my hand and seal of office this 19th day of JULY, 1988
JOHN SACHANDA Notary Public, State of Illinois
MY COMMISSION EXPIRES 2/8/92
Commission expires _____

DOCUMENT PREPARED BY
Ernest R. Blomquist, III
750 W. Northwest Hwy.
Arlington Heights, IL. 60004
ADDRESS OF PROPERTY
620 Peregrine Drive
Palatine, IL. 60067
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO
Robert C. Muscarella
620 Peregrine Drive
Palatine, Illinois 60067

Executed under provisions of Par. E Sec. 4 of Real Estate Transfer Act.
Attorney/Agent
Date: 7/19/88

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Franklin Park
10101 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois

TRUSTEE



Property of Cook County Clerk's Office

FORM SBF (Rev. 1/75)

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