

WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
P. O. BOX 39
PALATINE, ILLINOIS 60078-0039

89082038

The above space for recorder's use only.

THIS INDENTURE WITNESSETH. That the Grantor ABRAHAM SINAY, divorced and not since remarried,

of the County of COOK and State of ILLINOIS for and in consideration of TEN Dollars and other good and valuable considerations in hand paid, Convey and warrant unto SUBURBAN NATIONAL BANK OF PALATINE, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 14TH day of DECEMBER 1988, known as Trust Number 5452, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 15 IN BLOCK 1 IN SUBDIVISION OF LOTS 47, 48, 53 AND 54 IN SHACKFORD'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. : 13-12-414-029

Payroll by: Mark Becker
600 N. MERCHANT # 301
SCHAMUNBURG, IL 60173

TO HAVE AND TO HOLD the said premises and the appurtenances upon the trusts and for the uses and purposes therein 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 roads, streets, highways or alleys and to execute any subdivisions or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase 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 of 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 future and upon any terms and for any period or periods of time not exceeding in the case of any single lease 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 to sell, to purchase the whole or any part of the premises, or any part thereof, in respect of the manner of buying the amount of present or future proceeds, in partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement or charges of any kind in respect of any part of the premises, or any part thereof, in or about or easement appurtenant to said premises, or any part thereof, and to deal with such property and parts thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do 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 the premises or in which 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 in said premises, or be obliged to see that the terms of the 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, lease, mortgage, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person acting upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by the instrument and the 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 successors 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 in a purchase or mortgage on trust, that such successor or successors of trust have been properly appointed and are duly vested with all the title, estate, rights, powers, authorities, duties and obligations of a trustee in respect of said trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be in fee simple, absolute 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 capital, principal and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or issue in the certificate of title or duplicate thereof, or commercial, 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 and waives and releases all right of 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 subscribed by S his hand and seal: Dec 14 1989

(Seal) Isaiah Sinay (Seal)
(Seal) _____ (Seal)

State of Illinois : SS I. MARK BECKER a Notary Public in and for County of COOK

said County, in the state aforesaid, do hereby certify that re-remarried Abraham SINAY, Divorced & not since

personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free

and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave under my hand and notarial seal this 14 day of December 1989

Mark Becker Notary Public

SUBURBAN NATIONAL BANK OF PALATINE
50 North Brockway
P. O. Box 39
Palatine, Illinois 60078-0039

For information only insert street address of above described property

655 7 501 78
98188

89082038

This space for affixing Hides and Revenue Stamps

mail to mail to

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-61 \$12.25
TR444 TRAN 5553 02/23/89 11:54:00
#7999 # D * -85-082038
COOK COUNTY RECORDER

89082038

89082038

2113
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 162.50
 FEB 23 1989
 COOK COUNTY RECORDER

12.25
G.M.

\$12.00 MAIL