

NORTHERN ILLINOIS TITLE INSURANCE 10056-C-0199



DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor HERMAND BRANDT, not personally, but as Trustee under the provisions of a Deed in Trust Duly recorded in pursuance of a Trust Agreement dated December 1, 1968 and known as the Berenz Trust of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and warrants unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation,

as Trustee under the provisions of a trust agreement dated the 2nd day of February, 1989, known as Trust Number 4063-AH the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Common Address: Vacant
Permanent Property Tax Identification Number 02-28-300-019

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 leaves to commence in praesenti or 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 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 lease, and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to leave 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 lease, 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 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 thereto 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 her predecessor in trust.

The interest of each and every beneficiary hereunder and 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 hereunder set his hand and seal this 7th day of February 1989

HERMAND BRANDT, Trustee as aforesaid

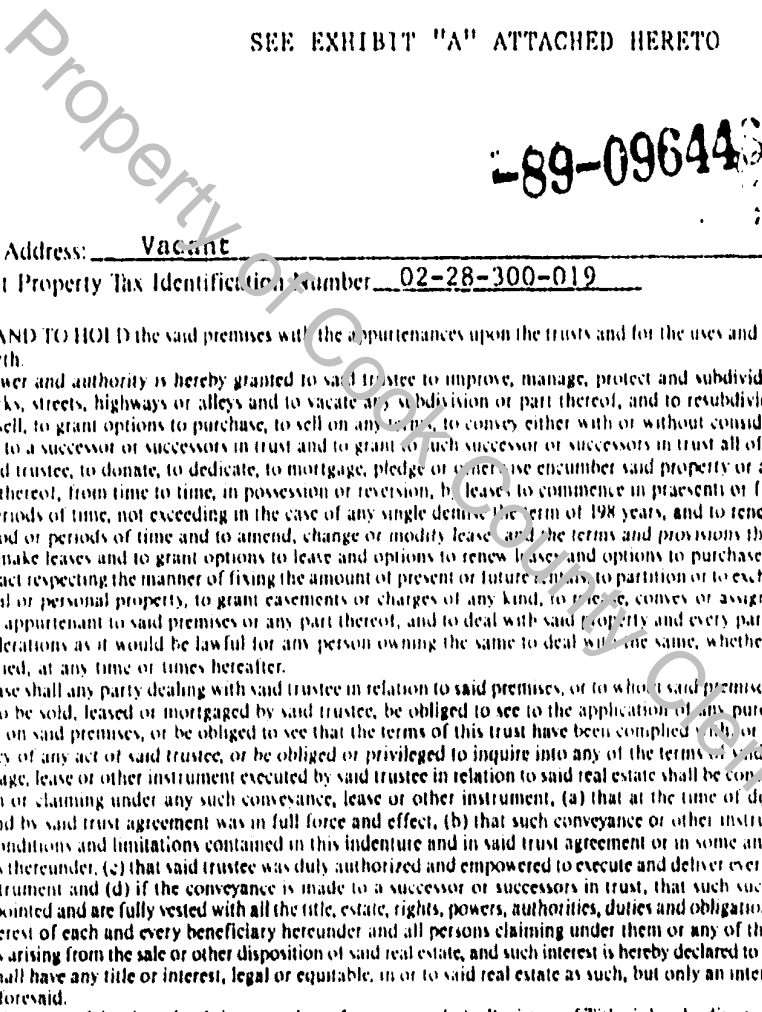
After recordation this instrument should be returned to NBD Trust Company of Illinois

This instrument was prepared by:

RICHARD J. NAKON
50 N. Brockway
Palatine, IL 60067

MAIL TO: BOX 295

Handwritten signature/initials



89-096446

89096446



# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL I:

The East 100 Feet of the South 438.24 Feet of the Southeast 1/4 of the Northwest 1/4, in Section 28, Township 42 North Range 10, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom that part conveyed to Square D Corporation by Document No. 23666995.

### PARCEL II:

Easement Appurtenant for Sanitary Sewer purposes as therein described as granted in Sanitary Sewer Easement dated October 6, 1976 and Recorded October 8, 1976 as Document No. 23666997.

PIN 02-28-102-007  
02-28-300-019, vol. 150

PROPERTY ADDRESS:  
Vacant land, Roselle Rd., North of Euclid Ave.  
Palatine, IL 60067

NORTHERN ILLINOIS TITLE INSURANCE

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Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

HERMAN BRANDT being duly sworn on oath, states that                                    he resides at 4301 West Dempster, Skokie, Illinois and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- (1.) Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)
- OR-
- the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
  7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  8. Conveyances made to correct descriptions in prior conveyances.
  9. The sale or exchange of parcels or tracts of land existing on the date of the Amended Act into no more than 2 parts and not involving any new streets or easements of access.
  10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

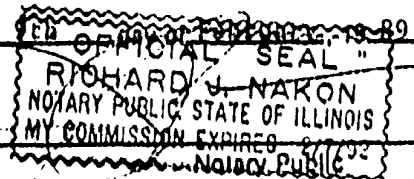
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

**89036446**

AFFIANT further states that                                    he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
HERMAN BRANDT, TRUSTEE OF THE BERENZ TRUST

SUBSCRIBED and SWORN to before me

This                                    day of                                    1989  


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