

Deed in Trust

Caution: Consult a lawyer before using this form. All warranties, including merchantability and fitness, are excluded.

UNOFFICIAL COPY

THE GRANTOR  
his wife

Jung Hee Yoo and Jae Seung Yoo,

90531133

of the County of Cook and State of Illinois  
for and in consideration of ten and 00/100  
Dollars, and other good and valuable considerations in hand paid,  
Convey S and (WARRANT S /QUIT CLAIM S )  
unto FIRST ILLINOIS BANK OF WILMETTE, ITS  
SUCCESSOR OR SUCCESSORS, as Trustee under the provisions  
of a trust agreement dated the 5th day of October,  
1990, and known as Trust Number TWB-0913 (hereinafter  
referred to as the "trustee,") the following described real estate in  
the County of Cook and the State of Illinois, to wit:

(The Above Space For Recorder's Use Only)

Parcel 1: Lot 30 in Edgebrook Planned Unit Development in part of the East 1/2 of the  
South West 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal  
Meridian, According to the Plat Thereof Recorded May 9, 1978 as Document 24438837  
and amended by Certificate of Correction Recorded May 23, 1980 as Document 25465691,  
HEREINAFTER CALLED "THE REAL ESTATE" in Cook County, Illinois. (see reverse side)  
Common Address: 1945 Edgebrook, Palatine, Illinois 60067

Real Estate Tax I. D. Number(s): 02-01-302-053

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust  
agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks,  
streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey  
either with or without consideration; to convey the 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 the trustee; to donate; to dedicate, mortgage or otherwise encumber  
the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence  
in present or in 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 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 real estate or to contract respecting the manner of fixing the amount of present or future rentals; to partition  
or to exchange the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release,  
convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the real estate  
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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed,  
contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or  
advanced on the real estate, or to 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 the trustee, or be obliged or privileged to enquire into any of the terms of the trust agreement; and every deed, trust deed,  
mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying  
upon or claiming under any such conveyance, lease or other instrument, executed at the time of delivery thereof the trust created herein and by the  
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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that  
the 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.

This conveyance is made upon the express understanding and condition that neither the 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 or omitted by it or its agents or attorneys may do or omit to  
do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person  
or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation  
or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then  
beneficiary under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee,  
in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such  
contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable  
for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition  
from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the  
possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared  
to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as  
such, but only an interest in the possessions, 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 limitation," or words of similar import,  
in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive S and release 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 S aforesaid ha VC hereunto executed this deed this 5th day  
of October, 1990.

Jung Hee Yoo Jae Seung Yoo

STATE OF ILLINOIS, County of Cook ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that Jung Hee Yoo and Jae Seung Yoo, his wife  
personally known to me to be the same person S whose name S subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that S is lawfully signed,  
sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of October, 1990  
Commission expires 10-18-1993

NOTARY PUBLIC

This instrument was prepared by Ken Raud of Raud and Larson, 453 Coventry Lane, Crystal Lake, IL 60014  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY  
1945 Edgebrook

13.00

Raud and Larson  
(Name)

MAIL TO: 453 Coventry Lane  
(Address)

Crystal Lake, IL 60014  
(City, State, and Zip)

ATTENTION: LAND TRUST DEPARTMENT

(Name)

OR RECORDER'S OFFICE BOX NO

Palatine, IL 60067  
THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF  
THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

Box 323

715-326 / 7278 1123

Trustee of Trust Purchase Attorney

AFFIX "RIDERS" OR REVENUE STAMPS HERE

90531133

# UNOFFICIAL COPY

PARCEL 2: Easements Appurtenant to and for the benefit of Parcel 1 for ingress and Egress, as defined and set forth in the Declaration of Covenants, Conditions, Easements and Restrictions recorded June 11, 1980 as Document 25483605 and as created by Deed recorded as Document 25509481, in Cook County, Illinois.

Subject to Taxes for the year 1990 and Subsequent years, covenants, conditions, restrictions, and easements of record.

COOK COUNTY, ILLINOIS

1990 OCT 3 PM 1:29

90531133

90531133

Property of Cook County Clerk's Office