

THIS INDENTURE WITNESSETH, That the Grantor

JAMES L. STELLWAGEN, divorced and not since remarried

of the County of Cook and State of Illinois

consideration of Ten and no/100ths dollars, and other good and valuable considerations in hand paid, Convey and Warrant COMMERCIAL NATIONAL BANK of BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 19th day of October 1989, known as Trust Number 890623, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit A-1 together with its undivided percentage interest in the common elements in Atrium Court Village Home Condominiums, as delineated and defined in the Declaration recorded July 7, 1986, as Document Number 86285253, and as amended from time to time, in Section 20, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 7 OF THE BERWYN CITY CODE SEC. 12-33 AS A REAL ESTATE TRANSACTION.

DATE 11-13-90 TELLER mmm

(Permanent Index No. 16.20.100.037.1016)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and the 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 subdivide and resubdivide, to dedicate parts, highways or alleys and to execute any subdivision or part thereof, to execute contracts to sell or exchange, or to execute grants of options to purchase, to execute contracts 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, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in present or in future, and upon any terms and for any period or periods of time, not exceeding 199 years, to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future profits, to partition or exchange it for other real or personal property, to execute grants of easements and charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or a part thereof, 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 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 inquire 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, (a) that at the time of the 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 amendments thereof and binding upon all beneficiaries, (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 real estate rights, powers, authorities, duties and obligations of the trust.

This conveyance is made upon the express understanding and condition that neither COMMERCIAL NATIONAL BANK OF BERWYN, 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 it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed of Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any 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 beneficiaries 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, obligation 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 the 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, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 his 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 James L. Stellwagen, hereunto set his hand and seal this 14th day of November 1990.

James L. Stellwagen (SEAL) Notary Public (SEAL)

I, The Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James L. Stellwagen, divorced and not since remarried, is 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL LINDA M. PALLARINO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8/14/91

Given under my hand and notarial seal this 14th day of November, 1990.

Linda M. Pallarino Notary Public

THIS DOCUMENT PREPARED BY:

1 Atrium Court, Unit A-1, Berwyn, IL 60402

Commercial National Bank 3322 So. Oak Park Avenue Berwyn, IL 60402

For information only insert street address of above described property

1325

YUNDO & PALLARINO

UNOFFICIAL COPY

MAIL TO:

Commercial National Bank
3322 So. Oak Park Avenue
Berwyn, IL 60402



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