

UNOFFICIAL COPY

90344091

This Indenture Witnesseth, That the Grantor PHILLIP J. PARDUN and JOAN M. PARDUN, his wife,

of the County of COOK and the State of ILLINOIS for and in consideration of Ten and no/100ths (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto LaSalle National Trust, N.A., a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 10th day of July 1979 known as Trust Number

100757 the following described real estate in the County of COOK & MCHENRY and State of Illinois, to-wit:

PARCEL A: (1) Unit 6-B-1-2 in Deer Run Condominium, Phase II, as delineated on a survey of certain lots in Valley View Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian according to the plat thereof recorded March 15, 1983 as Document 26535491, in Cook County, Illinois which survey is attached as Exhibit "B" to Declaration of Condominium recorded July 24, 1985 as Document 85116690; together with its undivided percentage interest in the common elements. (2) Non-exclusive perpetual easement for ingress and egress for the benefit of Parcel 1 over Outlot "A" in Valley View Subdivision aforesaid as created by Grant of Easement recorded July 24, 1985 as Document 85116689. (3) The exclusive right to the use of Garage Space No. G-6-B-1-2, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as Document 85116690.

PARCEL B: Lot 2 in Complex 121 Re-Subdivision, being a re-subdivision of Lots 1 to 40, both inclusive, and Lot 93 in Complex 121-122, a re-subdivision of Lots 121 and 122 of Spring Creek Farms Unit Number 1, being a subdivision of part of the West Half of the Section 35, Township 43 North Range 8 East of the Third Principal Meridian, according to the plat thereof recorded January 4, 1988 as Document Number 88R174, in McHenry County, Illinois.

Prepared By: Joseph F. Greco, Esq. 7 North Roselle Rd., Schaumburg, IL 60194

Property Address: (A) 613 Deer Run Drive, Palatine, IL 60067 & (B) 402 Ballard Drive-Unit 2 Algonquin, IL 60102

Permanent Real Estate Index No (A) 02-15-102-019-1047 (B) 19-35-159-002

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 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 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 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 release, 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, 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 the 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 thereof 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 their predecessor in trust.

The interest of each and every beneficiary hereunder and of 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 cases made and provided.

And the said grantor hereby expressly waive 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 grantors aforesaid have hereunto set their hands and seal this 11th day

of July 1990

(SEAL) PHILLIP J. PARDUN

JOAN M. PARDUN (SEAL)

THIS TRANSACTION EXEMPT UNDER PARAGRAPH 4 (e) OF THE ILLINOIS REVENUE DECLARATION ACT. DATED: Legal Representative

State of ILLINOIS  
County of COOK

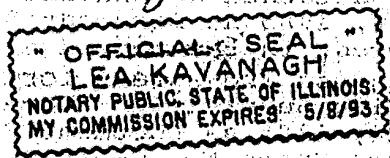
**UNOFFICIAL COPY**

Notary Public in and for said County, in the State aforesaid, do hereby certify that  
PHILIP J. PARDUN and JOAN M. PARDUN, his wife

personally known to me to be the same person S whose name S are  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that  
they signed, sealed and delivered the said instrument as their free and voluntary act,  
for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 11th day of July, A.D. 19 90.

*Lea Kavanagh*  
Notary Public.



DEPT-01 RECORRING 13 59  
#5555 TRGN 1274 07/16/95 10:35:00  
#1751 # \*90-344091  
COOK COUNTY RECORDS

1001800

Property of Cook County Clerk's Office

90344091

90344091

Deed in Trust  
Warranty Deed

Address of Property

To  
LaSalle National Trust, N.A.  
Trustee

LaSalle National Trust, N.A.  
135 South LaSalle Street  
Chicago, Illinois 60603-4192