

PREPARED BY IN TRUST  
HOWARD A. MCGEE  
WAUCONDA NATIONAL BANK  
488 W. LIBERTY STREET  
WAUCONDA, ILLINOIS 60084

# UNOFFICIAL COPY

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, James K. Schwantz and Barbara A. Schwantz, his wife, 1447 N. Vermont St., Rolling Meadows, IL 60008 -----

of the County of Cook ----- and State of Illinois -----, for and in consideration of the sum of Ten and no/100's ----- Dollars (\$ 10.00 -----) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim ----- unto WAUCONDA NATIONAL BANK AND TRUST COMPANY, a National Banking Association existing under and by virtue of the laws of the United States of America duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of October 1990 -----, and known as Trust Number 90-125 ----- DEPTH01 re RECORDING SIGNED AND REC'D. \$13.00  
estate in the County of Cook ----- and State of Illinois, to-wit: T#8888 TRAN 4507 09/03/91 15.49.00  
Legal Description Attached and Made Part Hereof: #9906 # \*-71-453751  
COOK COUNTY RECORDER

Unit A in Building 28 as delineated on the survey of Heritage Manor Palatine Condominium of part of the Northwest quarter of Section 1, Township 42 North, Range 10, East of the Village of Lincoln Highway, in Cook County, Illinois (hereinafter referred to as "Parcel"), which survey is attached as Exhibit "A" to the Declaration of Condominium made by Building Systems Housing Corporation, a corporation of Ohio, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 21, 1972 as Document Number 23165443, as amended from time to time, together with its undivided percentage interest in said Parcel (excluding the said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois \*\* Property Commonly Known as: 1198 Barberry, Palatine, IL 60067 -- Permanent Index Number: 02-01-102-053-1056 -----

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with all appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted in said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivides said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence at 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 100 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 thereto, 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, in all cases, on such terms and conditions as may be agreed upon, to charge rents or personal property, to grant easements or charges of any kind, to release, convey, enjoin, enjoin, title or interest in or about any agreement, appointment, lease of real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see in the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, there was 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 all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 success 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 Wauconda National Bank and Trust Company, individually nor 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 done or omitted by it or its agents or attorneys, or by any party to or out of or about this said real estate or under the provisions of this Deed or said Trust Agreement, excepting the amount of the principal, premium, interest and expenses, if any, which may be incurred in or about said real estate, and all such liability being hereby expressly waived and released. Any cause, obligation or indebtedness due and owing or entered into by the Trustees in connection with said real estate may be entered into by it in the name of the then Commissioner under said Trust Agreement as their attorney-in-fact, hereby lawfully appointed for such purposes, and in the election of the Trustees. 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 act, or possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who may owe 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 and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Wauconda National Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed, 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 said Trustee shall not be required to produce said Affidavit or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing with the registered lands is in accordance with the trust created and meaning thereof.

And the said grantor, hereby expressly waives and releases any and all right or benefit under any 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 he, hereunto set hand and seal this 7th day of June 1991 -----

James K. Schwantz

[SEAL]

Barbara A. Schwantz

[SEAL]

State of IL } I, the undersigned Notary Public in and for said County, in  
County of Lake } SS the state aforesaid, do hereby certify that James K. Schwantz and Barbara A.  
Schwantz, his wife, 1447 N. Vermont St., Rolling Meadows, IL 60008 -----

personally known to me to be the same persons whose names 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 notarial seal this 7th day of June 1991 -----

Susan J. Bielsky  
Notary Public

WAUCONDA  
NATIONAL BANK  
and TRUST COMPANY  
488 WEST LIBERTY STREET - WAUCONDA, IL 60084  
(312) 526-6004

1198 Barberry Court, Palatine, IL 60067

For information only insert street address of above described property  
Subsequent Tax Bills To Wauconda National Bank Trust 90-125  
1447 N. Vermont Road  
Rolling Meadows, IL 60008

FORM 82-87 BANKFORMS, INC.

Document Number  
91453751

91453751

This space for affixing Badges and Reverse Seal  
Every trust persons of Paragraph E, Section 7, Real Estate Tax  
In Act

6/7/91

Anatice H. Bielsky  
Notary Public

RECORDED 10/1/91

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office

91453751