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(The Above Space For Recorder's Use Only)

THE GRANTORS, GEORGE B. KAY and JANE E. KAY, his wife of the County of Cook and State of Illinois, for and in consideration of \$100,000.00 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT) unto COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641 (NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 7th day of February 1991 and known as Trust Number LT-523 (thereafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Commonly known as: 1215 North Waterman, Unit 3K, Arlington Heights, Illinois PIN:03-21-402-014-1394

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, 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 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 99 years, and to renew or extend leases upon any terms and for any period or period 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 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 portion of 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 prohibited 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 taking under any such conveyance, lease or other instrument, at the time of the delivery thereof, that the trust created by this instrument and by said trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this instrument, and in said trust agreement, or in some amendment thereof and binding upon all beneficiaries thereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 case 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 other wise.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seals this 26th day of February, 1991.

George B. Kay (SEAL) Jane E. Kay (SEAL) State of Illinois, County of Cook ss. George B. Kay

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George B. Kay and Jane E. Kay, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me 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 of the right of homestead.

Given under my hand and official seal, this 26th day of November 1991

OFFICIAL SEAL HENRY ERIC SCHMALZ HENRY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP: 11/1994

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY 1215 N. Waterman, Unit 3K

Arlington Heights, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSE ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO

COMMUNITY SAVINGS BANK 4801 WEST BELMONT AVENUE CHICAGO, ILLINOIS 60641 BOX 331

(Name)

(Address)

SEEK RIBBONS OR RECEIPTS STAMPS HERE

91106207

DO NOT SIGN HERE

0377637

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UNOFFICIAL COPY

Deed in Trust

TO

Unit No. 12-3K in Brandenberry Park East Condominium, as delineated on survey of lot 1 in Unit 1, lot 2 in Unit 2, lot 3 in Unit 3 and lot 4 in Unit 4 of Brandenberry Park East by Zale, being a Subdivision in the Southeast Quarter of Section 21, Township 4, North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership made by American National Bank and Trust Company, as Trustee under Trust Number 46142, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 25,108,489 and as amended by Document Number 25,145,981, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX
MAR 8 1991
38.50

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STATE OF ILLINOIS
MAR 8 1991
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