

# UNOFFICIAL COPY

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## DEED IN TRUST

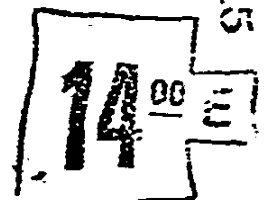
THE GRANTOR, EUGENE C. ERNSTING, a widower not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Convey and Quit Claim unto EUGENE C. ERNSTING ("the Trustee"), not personally, but as Trustee under the provisions of that certain Declaration of Trust dated January 11, 1991 ("the Declaration"), and known as the Eugene C. Ernsting Trust Number One, whose address is 67 Margate Court, Schaumburg, Illinois 60193, and unto all and every successor or successors in trust under the Declaration, the following described real estate:

UNIT NUMBER G1-10-38-L-B-1 AND GARAGE UNIT NUMBER G1-10-38-L-B-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 KNOWN AS TRUST NUMBER 22502, RECORDED MARCH 30, 1978 AS DOCUMENT NUMBER 24383272; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

in Cook County, Illinois

(the "Property") .

PIN: 07-22-402-042-1287





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Property Address: 67 Margate Court, Schaumburg, Illinois 60193

TO HAVE AND TO HOLD the Property 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 improve, manage, protect and subdivide the Property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the 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 the Property 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, pledge or otherwise encumber the Property, or any part thereof; to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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 the 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 the Property or any part thereof; and to deal with the 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 the Trustee in relation to the Property, or to whom the Property 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 Property, 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 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 Property 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 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 in this Indenture and in the Trust Agreement or in some 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.

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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 the Property, 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 the Property 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 a 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 Grantors 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 Grantor has hereunto set his hand and seal as of January 11, 1991.

*Eugene C. Ernsting*  
Eugene C. Ernsting

DEPT-01 RECORDING \$14.00  
TRAIN 5473 04/11/91 15:33:00  
#4084 # H \*-91-164915  
COOK COUNTY RECORDER

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eugene C. Ernsting, a widower, not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing Quit Claim Deed appeared before me this day in person and acknowledged that he signed, sealed and delivered the said deed as his 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 official seal, January 11, 1991.

*E. Mraz*  
OFFICIAL SEAL  
EDWARD S. MRAZ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/15/92

This instrument was prepared by and MAIL TO:  
Edward S. Mraz, 111 East Irving Park Road, Roselle, Illinois, 60172

Exempt under provisions of Paragraph 3, Article 10, Section 1, of the Illinois Constitution  
4.8.91  
Date

*Edward S. Mraz*  
Date

VILLAGE OF SCHAUMBURG #10899  
DEPT. OF FINANCE REAL ESTATE  
AND ADMINISTRATION TRANSFER TAX  
DATE 4/4/91  
AMT. PAID *exempt*

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The interest in the property described in the foregoing instrument and of all persons claiming under them or any of them shall be subject to the mortgage herein and proceeds arising from the sale of the property and such interest is hereby declared to be personal property, and no recorded declaration shall have any effect in derogation of the above provisions, and the proceeds of the mortgage shall be subject to the mortgage and proceeds thereof as provided.

If the title to any of the above lands is now or hereafter registered in the Register of Deeds, it is hereby declared not to require a note in the certificate of title or duplicate thereof, or recorded, the words "in trust for the use of the State of Illinois" and provided words of the instrument shall be the same as those set out above and provided.

It is the intent of the parties hereto that the above instrument shall be subject to the provisions hereof and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from such an execution or otherwise.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of January 11, 1911.

*[Faint signatures and text, possibly including names like "John D. ..."]*

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, do hereby certify that the foregoing instrument was duly executed and acknowledged personally before me by the parties hereto, and that the same is subject to the foregoing. Our Office being opened to the public on the 11th day of January, 1911, and the instrument was filed and recorded in my office on the 11th day of January, 1911, and the same is hereby certified to be a true and correct copy of the original as the same appears from the records of my office.

NOTARY PUBLIC  
STATE OF ILLINOIS  
COOK COUNTY  
JAN 11 1911

This instrument was prepared by and filed in the office of Howard S. May, 111 East Irving Park Road, Chicago, Illinois, 60612.

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