

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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THE GRANIOR NADA ZIENTY, widowed and not since remarried

of the County of Cook and State of Illinois for and in consideration of TEN and NO/100's Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT /QUIT CLAIM) unto NADA ZIENTY, widowed and not since remarried

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 12th day of June, 1991 and known as the "Nada Zienty Living Trust," 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:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number(s): 07-20-400-017-1116

Address(es) of real estate: 31 Tonsot Lane, Schaumburg, IL 60193

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 given 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 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 in any manner 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 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

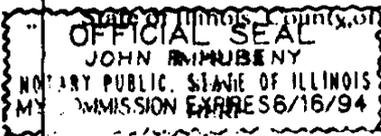
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 limitation," 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 aforesaid has hereunto set her hand and seal this 12th day of June, 1991

Nada Zienty (SEAL) Nada Zienty (SEAL)



DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nada Zienty personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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, this 12th day of June, 1991

Commission expires June 16th, 1994

This instrument was prepared by John R. Hubeny, 118 E. Chicago Ave., Westmont, IL 60559 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

DEPT-01 RECORDINGS
#1368 FROM 0615-08-05/91
COOK COUNTY RECORDER
R DEPT-01 RECORDINGS
#1368 FROM 0615-08-05/91
#1368 FROM 0615-08-05/91
COOK COUNTY RECORDER

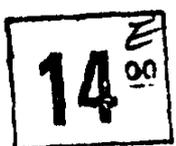
VILLAGE OF SCHAUMBURG
REAL ESTATE
AND ADMINISTRATION
TRANSFER TAX
DATE 7/25/91
AMT. PAID \$1105

(The Above Space For Recorder's Use Only)

APPROXIMATE STAMPS HERE
Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
June 12, 1991

MAIL TO { (Name) Ms. Nada Zienty (Address) 31 Tonsot Lane (City, State and Zip) Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO Ms. Nada Zienty 31 Tonsot Lane Schaumburg, IL 60193



91393639

OR RECORDER'S OFFICE BOX NO

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

6-376316

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 1 1 3 6 0 9 8

EXHIBIT A

Zienty Deed

LEGAL DESCRIPTION

Unit 294, as delineated on plat of survey of the North 159.00 feet (except the West 227.44 feet thereof) and the South 194.00 feet of the North 353.00 feet (excepting the West 262.44 feet of said South 194.00 feet) all being as measured at right angles to the North line and the West line of Lot 2 in Weathersfield Commons Park, being a Subdivision in the South East quarter of Section 20, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded April 8, 1972 as document No. 21129674 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration establishing a plan for Condominium Ownership made by Campanelli, Incorporated recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document No. 21854990 and as amended together with a percentage of the common elements appurtenant to said unit 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 for record in the percentages set forth in such amended Declarations, 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.

P.I.N. 07-20-400-017-1116

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