

UNOFFICIAL COPY

93549838

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR S. SMITH H. SHROYER and SYLVIA R. SHROYER, his wife,

of the County of Cook and State of Illinois
for and in consideration of Ten & no/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,

DEPT-01 RECORDING \$25.00
T#3333 TRAN 8254 07/15/93 15:37:00
45433 + * - 93 - 549838
COOK COUNTY RECORDER

Convey and (WARRANT /QUIT CLAIM) under an undivided one-half interest unto SYLVIA R. SHROYER, trustee, SYLVIA R. SHROYER TRUST U/A dtd 3/19/93, and an undivided one-half interest unto SMITH H. SHROYER, trustee, SMITH H. SHROYER TRUST U/A dtd 3/19/93, as tenants in common.

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
3-1534 Kendall Court, Arlington Heights, IL 60004 and known as Trust
Number _____ hereinafter 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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 03-21-100-017-0000
Address(es) of real estate: 3-1534 Kendall Court, Arlington Heights, IL 60004

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 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 either 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 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 hereby 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 the 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 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 otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hands and seal s this 19 day of March 1993

Smith H. Shroyer (SEAL)
SMITH H. SHROYER

Sylvia R. Shroyer (SEAL)
SYLVIA R. SHROYER

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Smith H. Shroyer and Sylvia R. Shroyer, 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, and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal, this 26th day of June 1993

Commission expires 11/28 1994 Carolyn Humphrey
NOTARY PUBLIC

This instrument was prepared by Robert E. Hamilton, Esq., 225 W. Wacker Drive, Chicago, IL 60606
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { (Name) _____
(Address) _____
(City, State and Zip) _____

SEND SUBSEQUENT TAX BILLS TO { (Name) _____
(Address) _____
(City, State and Zip) _____

OR RECORDER'S OFFICE BOX NO 195

This transaction is exempt under provisions of Section 4 of the Real Estate Transfer Act.
Date: 7/15/93
Robert E. Hamilton, Attorney

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93549838

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

43366666

UNOFFICIAL COPY

Unit No. 3-2534 in Arlington on the Ponds South Condominium as delineated on a survey of the following described real estate:

A part of Lot 1 in Arlington on the Ponds I, being a Subdivision in the Northwest Quarter (NW 1/4) of Section 21, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof filed May 27, 1987 as Document LR 3620381, in Cook County, Illinois, which survey is attached as Exhibit C to the Declaration of Condominium filed with the Registrar of Titles June 16, 1987 as Document LR 3626520 as amended by Seventh Amendment to Declaration of Condominium filed September 27, 1989, as Document LR 3828276; together with its undivided percentage interest in the Common Elements.

Grantors also hereby grants to Grantees, their successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

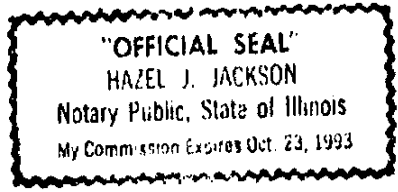
93549838

UNOFFICIAL COPY
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 14, 1993 Signature: Robert E. Hamilton
~~Grantor or Agent~~ *illegible*

Subscribed and sworn to before me by the said Robert E. Hamilton this 14th day of July, 1993.

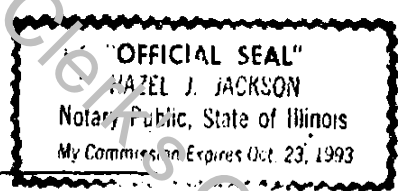


Notary Public Hazel J. Jackson

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 14, 1993 Signature: Robert E. Hamilton
~~Grantee or Agent~~

Subscribed and sworn to before me by the said Robert E. Hamilton this 14th day of July, 1993.



Notary Public Hazel J. Jackson

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

93549835