

93262222

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The above space for recorder's use only

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

COOK COUNTY

THIS INDENTURE WITNESSETH, That the Grantor PHOENIX BOND & INDEMNITY COMPANY, an Illinois corporation of 134 North LaSalle Street, in the City of Chicago of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100-(\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation of 1825 West Lawrence Avenue, Chicago, Illinois its successor or successors, as Trustee under a trust agreement dated the 6th, day of April 19 93, known as Trust Number RV-012049, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 20 in Buffalo Highlands, a subdivision of the West 990 feet of the South 2/3 of the South 1/2 of the North East 1/4 of the North West 1/4 and the West 990 feet of the North 2/3 of the North 1/2 of the South East 1/4 of the North West 1/4 of Section 9, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

This instrument prepared by S.D.Marks, 134 N. LaSalle St., Chicago, Ill.60602

(Permanent Index No.: 03 - 09 - 109 - 005 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and by the trust agreement set forth Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute a contract to sell or exchange, or to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant in such case or successors to trust all of the title, estate, powers and authorities vested in the trustee, to dedicate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in fee simple or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts regarding the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appertaining to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with the whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate 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 real estate, 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 the trustee, as he is 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 real estate shall be a complete release 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 ceased hereon 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 herein and in any amendments thereto and binding upon all beneficiaries, (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 the, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets 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 public 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 provisions of such law made and provided.

And the said grantor hereby expressly waives and releases any and all right of beneficiary under and by virtue of any and all statute 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 hand and seal the 6th day of April 19 93

Phoenix Bond & Indemnity Company

ATTEST: Richard S. Marks (SEAL) Secretary (SEAL)

By: [Signature] (SEAL) President (SEAL)

ADDRESS OF PROPERTY

1819 Park Place, Arlington Heights, Illinois

THIS DOCUMENT WAS PREPARED AND DRAFTED BY



1825 W. LAWRENCE CHICAGO, IL 60640

BOX 55

23.50

93262222 Document Number

UNOFFICIAL COPY

State of _____
County of _____

} SS
I, _____
Notary Public in and for said County of _____

personally known to me to be the same person _____ whose name _____
the foregoing instrument, as a _____ of _____ this day in person and acknowledged that
said _____ and _____ the said instrument as _____ for the use
and purposes therein set forth, including the true and lawful use of the same in accordance
with the terms, covenants and conditions thereof.

Witness my hand and official seal this _____ day of _____ 19____

Property of Cook County Clerk's Office

DEPT-01 READING 9:27 AM
T45225 TRAN BUS 04 108433 10/10/94
#2744 \$ **43-262222
COOK COUNTY RECORDER

State of Illinois
County of Cook } SS

I, Jlene M. Klein
a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Stanford D. Marks personally known to me to be the
President of Phoenix Bond & Indemnity Company
a corporation,
and Richard S. Marks personally known to me to be
the Secretary of said corporation, and 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 severally
acknowledged that as such President and Secretary, they signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
authority given by the Board of Directors of said corporation as their free and voluntary act and as the
free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of April, 19 93

Jlene M. Klein
Notary Public

Commission expires 10-26-1994