

UNOFFICIAL COPY

PREPARED BY
HOWARD A. MCKEE
WAUCONDA NATIONAL BANK TRUST
488 W. LIBERTY STREET
WAUCONDA, ILLINOIS 60094

94521964

Warranty

The above space for recorder's use only

REC-59
\$25.50
RECORD-1
TRUST FROM 9851 06/18/94 10:34:40
#200 # J J # 99-521964
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH That the Grantor, James K. Schwantz, a married person,
1447 N. Vermont St., Rolling Meadows, IL 60008
of the County of Cook and State of Illinois (for and in consideration
of the sum of Ten & no/100's 10.00 Dollars (\$ 10.00)
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey
and warrant unto Wauconda National Bank and Trust Company, National Banking Association existing under and
by virtue of the laws of the United States of America duly authorized to accept and execute trusts within the State of
Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th
day of October 1990 and known as Trust Number 90-125 (the following described
real estate is in the Office of the Registrar of Torrens in Cook County and
State of Illinois, to-wit: Unit No. 16 and Parking Space No. 36 in WINDSOR WOODS APARTMENT
HOMES CONDOMINIUM as delineated on Plat of Survey of the following described
parcel of real estate: Lot "A" (A) in Morrie Green Subdivision in the NE
Quarter (4) of Section 17, Township 42 North, Range 11, East of the Third
Principal Meridian, according to Plat thereof registered in the Office of the
Registrar of Titles of Cook County, Illinois, on September 13, 1967 as Document
2347244,
which survey is attached as Exhibit B to Declaration of Condominium Ownership
made by American National Bank and Trust Company of Chicago as Trustee under
Trust #45300 registered in the Office of the Registrar of Torrens Titles of
Cook County, Illinois as Document 3108712 together with a percentage of the
Common Elements appurtenant to said Unit as set forth in said Declaration.
SUBJECT TO
conditions, restrictions, easements, covenants, and all other matters of
record.

THIS IS NOT HOMESTEAD PROPERTY

Property commonly known as: 2225 E. Hintz Road, Unit 16, Arlington Heights**
Permanent Index Number: 03-17-29-825-1016
TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes herein and in said Trust
Agreement.

Full power and authority is hereby granted to said Trustee to buy, sell, lease, convey, manage, protect and subdivide said real estate or any part thereof, to dedicate
parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell,
to grant options to purchase or sell on any terms, to convey with or without consideration, to convey said real estate or any part thereof to a
successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in said Trustee,
to mortgage, to dedicate to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate or any part thereof from
time to time in perpetuity or for years, to commence in possession 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 real estate and to contract respecting the manner of fixing the amount of
rent or future rentals to partition or to exchange said real estate, or any part thereof, for either real or personal property, to grant easements or
charges of any kind to release, convey or obtain any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to
deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part
thereof shall be conveyed, contracted to be leased, mortgaged, pledged, or otherwise encumbered by said Trustee, or any successor in trust, be obliged to see to the application of
any purchase money, rent, trust money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with,
or be obliged to inquire into the authority, 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, or any successor in trust, in relation
to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any
such conveyance, lease or other instrument, as 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, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee,
or any successor in trust, 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, powers and authorities vested in said Trustee, or any successor in trust, in relation to said real estate.

This conveyance is made upon the express understanding and condition that neither Wauconda National Bank and Trust Company,
individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or
decrees for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the
provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about
said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred
or entered into by said Trustee, or any successor in trust, in connection with said real estate may be entered into by it in the name of the Trustee under
said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its
own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation or liability as a Trustee with respect to any
such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall
be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whose names shall be charged with
notice of this Deed and of the trusts created thereby shall be bound by the terms of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or
any of them shall be only in the earnings, avails and proceeds arising from the sale of any 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, the intention hereof being to vest
in said Wauconda National Bank and Trust Company the entire legal and equitable title in fee simple, in and to the said real estate
above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed 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 said Trustee shall not be required to produce
the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the
registered title is in accordance with the true intent and meaning of the trust.
And the said grantor hereby expressly waives, releases and discharges any and all right or benefit under any 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 James K. Schwantz hereunto set his right hand and
seal this 15th day of October 1990
James K. Schwantz (SEAL) (SEAL)

State of IL)
County of Lake) ss. I, Elmo Anderson, a Notary Public in and for said County, in
person, 1447 N. Vermont St., Rolling Meadows, IL 60008
do hereby certify that James K. Schwantz, a married

AFFIDAVIT SUBMITTED

"OFFICIAL SEAL"
Martina M. Hintz
Notary Public, State of Illinois
My Commission Expires 8/12/92

personally known to me to be the same person, whose name is James K. Schwantz subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that
he is signed, sealed and delivered the said instrument as 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 notarial seal this 15th day of October 1990
Martina M. Hintz
Notary Public

Martina M. Hintz
Notary Public

This space for attaching Indenture and Revenue Stamp
County under Provisions of Paragraph E, Section 4, Real Estate Transfer
Tax Act
151/16/91
Date

94521964

MAIL TO:
Howard A. McKee
Two First National Plaza
Suite 2310
Chicago, IL 60603-1802

1405 E. Hintz Road, Unit 16
Arlington Heights, IL 60004
For information only insert street address of client described property
Subsequent Tax Bills To: Wauconda National Bank Trust 90-125
1447 N. Vermont St.
Rolling Meadows, IL 60008

25.50
4M

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Property of Cook County Clerk's Office

94521964



MAIL TO:
HOWARD A. MCKEE
SUITE 2310
TWO FIRST NATIONAL PLAZA
CHICAGO, ILLINOIS 60603-1802

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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 March 3, 1992

Signature: _____

Elaine M. Larson
Grantor or Agent

Subscribed and sworn to before me by the said Elaine M. Larson this 3rd day of March, 1992.

Notary Public Mary Ann Buban

"OFFICIAL SEAL"
MARY ANN BUBAN
Notary Public, State of Illinois
My Commission Expires Dec. 8, 1995

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 March 3, 1992

Signature: _____

Elaine M. Larson
Grantee or Agent

Subscribed and sworn to before me by the said Elaine M. Larson this 3rd day of March, 1992.

Notary Public Mary Ann Buban

"OFFICIAL SEAL"
MARY ANN BUBAN
Notary Public, State of Illinois
My Commission Expires Dec. 8, 1995

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.)

94521961

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STATE JUDGE
MAYOR WILLIAMS
OFFICE OF THE CLERK
COURT HOUSE

STATE JUDGE
MAYOR WILLIAMS
OFFICE OF THE CLERK
COURT HOUSE

94521964

1-9612576

Property of Cook County Clerk's Office