

UNOFFICIAL COPY

PREPARED BY
HOWARD M. MCKEE
WAUCONDA NATIONAL BANK
468 W. LIBERTY BLVD.
WAUCONDA, ILLINOIS 60084

Warranty

94521384

The above space for recorder's use only.

THIS INDENTURE WITNESSETH: That the Grantor, **James K. Schwantz, a married person**,
1447 N. Vermont St., Rolling Meadows, IL 60008 _____, for and in consideration
 of the County of **Cook** _____ and State of **Illinois** _____, _____, in consideration
 of the sum of **Ten & no/100's** _____ Dollars (\$ **10.00** _____),
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey
 and Warrant _____ unto **Waucunda 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 **16th** _____ day of **October** _____ 19_____, and known as Trust Number **90-125**, the following described
 real estate **KINNEYNUMBER OF THE REGISTRAR OF TITLES 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 **Merrie 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 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: **1445 E. Hintz Road, Unit 16, Arlington Heights****
 Permanent Index Number: **03-17-A-1445 E. Hintz Rd, Unit 16**

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 set forth

Full power and authority is hereby granted to said Trustees to have, manage, protect and subdivide said real estate in any part thereof, to dedicate
 park, streets, highways or alleys and to vacate any subdivision or part thereof and to convey subdivided said real estate section as desired, to contract with
 successors in title and to grant options to purchase, to sell on any terms, to convey with or without conditions, in contrast or in addition, any part thereof to
 persons of any rank, condition, social number or character, and to lease any part thereof, to let any part thereof, to convey said real estate, or any part thereof, from
 time to time, in possession or reversion, by leases to commence in place and at 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 100 years, and to renew or extend leases upon any terms and for any period or periods of time and
 so 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
 leases 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 real estate, 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 as easement 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 Trustees, or any success or in trust relation to said real estate, or to whom said real estate or any part
 thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successor in trust, be obliged to sue to the application
 of any power, right, remedy or privilege granted in or arising out of, or to be entitled to, the exercise of, any power, right, remedy or privilege
 or to be obliged to inquire into the authority, necessity and expediency of any act of said Trustees, or to be obliged as 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 Trustees, or any successor in trust, in relation
 to said real estate shall be conclusive evidence in favor of every person (including the Register of Titles of said County), relying upon or claiming under any
 such conveyance, lease or other instrument, or that at the time of the delivery thereof the trustee, 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 all amendments thereto; (c) that said Trustees, 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) of the conveyance or made in a successor in trust, that such successor in trust was properly appointed and are
 fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the title or titles previously in trust.

This conveyance is made upon the express understanding and condition that neither Waucunda 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 decree for anything due or for the acts of their agents or attorneys, or in or about the conduct of any business in which they may be engaged or
 provided for in this Deed or said Trust Agreement or any amendment thereto, or for injury to persons or property, regardless 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 the Trustee in connection with said real estate may be entered into by it in the name of the than beneficiaries under
 said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the trustees, in its
 own name, as Trustee of an expense fund and not individually (and the Trustees shall have no obligation whatsoever 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 Trustees shall
 be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whosoever shall be charged with
 notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereinunder and under said Trust Agreement and of all persons claiming under them or
 any of them shall be only to the earnings, avails and proceeds arising from the sale of any other disposition or split of real estate and such
 interest is hereby declared to be personal property and no beneficiary hereinunder 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 Waucunda National Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate
 above described.

If title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed, upon a registration or
 note in the certificate of title or duplicate instrument, to memorize the words "in trust" or "upon condition," or "with Power alone," or
 words of similar import, in accordance with the statute in such case made and provided, and said Trustees shall not be required to produce
 the said Agreement or a copy thereof or any affidavit therefrom, as evidence that any transfer, charge or other dealing in title to the
 registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waive _____ and release _____ to buy 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, aforesaid has he hereunto set his hand and
 seal the 16th day of October 1990

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of **IL** _____, on the **16** day of **October** 1990, before me, a Notary Public in and for said County, in
 County of **Lake**, personally known to me to be the same person, whose name is **JAMES K. SCHWANTZ, a married**
 person, **1447 N. Vermont St., Rolling Meadows, IL 60008**. I do hereby certify that James K. Schwantz, a married

OFFICIAL SEAL
 Martha 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 **Martha M. Hintz**, _____, subscribed to
 the foregoing instrument, appeared before me this day in person and acknowledged that
 he _____ signed, sealed and delivered the said instrument as **Notary Public**, _____, 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 notarized seal this **16th** day of **October** 1990

Notary Public

1445 E. Hintz Road, Unit 16
 Arlington Heights, IL 60004
 For information and instant address
 Subsequent Tax Bill To: **1447 N. Vermont St.,
 Rolling Meadows, IL 60008**

RECEIVED

RECEIVED
1994 FEB 28 06:17:35 1994 10:38:46RECEIVED
RECEIVE-1
TAXES TRUST # 33 * 94-5219764
COOK COUNTY RECORDERRECEIVED
1994 MAR 04 10:50:12 1994 10:38:46
COOK COUNTY RECORDER

F-961256

RECEIVED
COOK COUNTY RECORDER
MAR 10 1994RECEIVED
COOK COUNTY RECORDER
MAR 10 1994RECEIVED
COOK COUNTY RECORDER
MAR 10 1994RECEIVED
COOK COUNTY RECORDER
MAR 10 1994

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Property of Cook County Clerk's Office

94521961



MAIL TO:
HOWARD A. MCKEE
SUITE 2310
TWO FIRST NATIONAL PLAZA
CHICAGO, ILLINOIS 60603-1882

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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: 

Grantor or Agent

Subscribed and sworn to before
me by the said Elaie M. Larson
this 7th day of March
1992.

Notary Public Mary Ann Buban

"OFFICIAL SEAL"
MARY ANN BUBAN
Notary Public, State of Illinois
My Commission Expires Dec. 6, 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: 

Grantee or Agent

Subscribed and sworn to before
me by the said Elaie M. Larson
this 7th day of March
1992.

Notary Public Mary Ann Buban

"OFFICIAL SEAL"
MARY ANN BUBAN
Notary Public, State of Illinois
My Commission Expires Dec. 6, 1995

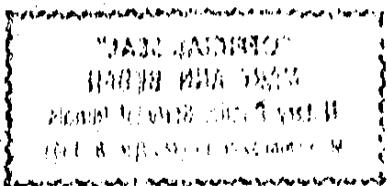
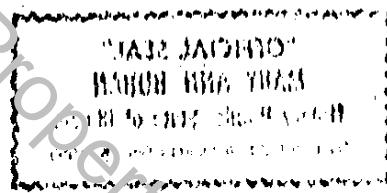
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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