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DEED IN TRUST

DEPT-11

\$25,50

146013 TAGE 9600 10/12/94 99-19-00 # 79 376656 46850 4 6080

COOK COUNTY FECDEDER

(The space above for Recorder's use only.)

THE GRANTORS, Robert E. Collins, and Beverley Collins, husband and wife, of the Town of Arlington Heights, IL, Cook County, Illinois, for and in consideration of TEN & No/100s Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim to Beverley Collins, as Trustee under the provisions of the Beverley Collins REVOCABLE TRUST, dated August 1, 1994, and to all and every successor or successors in trust under said trust agreements, the following described real estate in Cook County, Illinois:

UNIT NO. 43-1515 IN ARLINGTON ON THE PONDS NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF LOT 2 IN ARLINGTON ON THE PONDS II, 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 3620383, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM FILED WITH THE REGISTRAR OF TITLES JUNE 23, 1987 AS DOCUMENT LR 3628589 AS AMENDED BY FOURTEENTH AND FINAL AMENDMENT TO DECLARATION OF CONDOMINIUM, FILED MAY 30, 1990, AS DOCUMENT LR 3884802; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 1815 Normandy Court, Arlington Heights, IL 60004 Real estate index number: 03-21-100-20-0000

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TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 without with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trusten; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 fuction, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the ; date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to

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the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or 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 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 deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrumerc; and (d) if the conveyance is made to 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 coligations of its, his, her, 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 the real estate, and such interest is 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 earnings avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantors hereby expressly waite 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.

The grantors have signed this deed on __

STATE OF ILLINOIS) LAKE COUNTY

I am a notary public for the County and State above. I certify that Robert E. Collins and Beverley J. Collins, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and valver of the right of homestead.

"OFFICIAL SEAL NOTARY PUBLIC, STATE OF ILLE MY COMMISSION EXPIRES 7/23/98

Send future tax bills to: Beverley J. Collins 1815 Normandy Court

Arlington Heights, IL 60004

This document was prepared by: Joseph W. Tully, Attorney at Law 6400 Shafer Ct. - Suite 550 Rosemont, Il 60018 708-292-1415

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, 1994	Joseph W. Tully
Gra	ntor of Agent
· · · · · · · · · · · · · · · · · · ·	/
Subscribed and sworn to before	{ " OFF(CIAL SEAL " }
me by the said loseph W. Tully	NOTARY PUBLIC. STATE OF ILLINOIS
this day of here	MY COMMISSION EXPIRES 9/23/98
	WI COMMISSION SIN THE STATE OF
Notary Public W. W. alloum	
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 de business or acquire and hold title to real	
estate in Illinois, or other entity recognized	l as a person and authorized
to do business or acquire and hold citle to re	eal estate under the laws of
the State of Illinois.	^
$8/1$ q_{y}	The Hart III
Dated (, 1997 Signature:	Joen W. Welx

Subscribed and sworn to before me by the said Joseph W. Tully

this day of

19 94 Notary Public Signature: (

OFFICIAL SEAL LISA M. SALLOUM

Grantee of Agent

NOTARY PUBLIC, STATE OF ILLINOIS my commission expires 9/23/96

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

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

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