### DEED IN TRUST OFFICIAL COPY

MAIL TO: Robert J. Sabin, Jr. Attorney at Law 1040 S. Arlington Perights Rd. Arlington Heights, \ID name & address of taxpayers Margaret C. Borghi, Trustee 1550 Courtland Drive

Arlington Heights, IL 60004

95598473

DEPT-01 RECORDING

\$27.50

T\$0014 TRAN 7439 09/07/95 14:27:00 \$4071 \$ JW \*-95-598473

COOK COUNTY RECORDER

A-0165 3/061

TUR CRANTOR Margaret C	. Borghi, a widow and not remark	ried
of the County of Cook	und State of Illinois	, for and in consideration
and other good and valuable considerate Margaret C. Borghi	Jerations in hand paid, Conveys and Work of 1550 Courtlend Dr., Arlington Height	Dollars,  EXEMPX /QUIT CLAIM_S)  1, Illinois)
, as Trustee und	(NAME AND ADDRES of the provisions of a frust agreement dated the	S OF GRANTEE)
	(hereinafter referred to as "sale	
of trustees,) and unto all and every succes	isor or success ore in trust under sald trust agreemen	t, the following described real estate
in the County of Cook	and State of Itil iois, to wit:	
	SEE ACTACHED Lawyers ]	itle Insurance Corporation

TO HAVE AND TO HOLD the said premises with the appurtenances are 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, manner, 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 sen or 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 'cos'ee; to donate, to dedicate, to martgage, pletige or otherwise encumber said property, or any part thereof; to lease said projectly, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesent or in future, and area 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 extent leases upon any terms and for any period or periods of time and to mened, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant politons to lease and apticas to renew leases and 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 around of present or future rentals; to partition or to exchange said properly, or any part thereof, for other real or personal projectly; to grant ensements or charges of any kind; to release, convey or assign any right, little or interest in or about or ease or a appartenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for buch 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 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 horrowed or advanced on said premises, or be obliged to see that the terms of this 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 extate shall be conclusive evidence in favor of every person relying apon 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 thereinquer; (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, that such successor or successors in trust and obligations of its ble or that property 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 enraings, 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.

# **UNOFFICIAL COPY**

And the said grantor—hereby expressly walvered and all statutes of the State of Illinois, providing for In Witness Whereof, the grantor—aforesaid is day of <u>August</u> , 19 95.				
* Margaret & Borgli	(Scal)		·	_(Seal)
Margaret C. Borghi	(Seal)			- _(Seal)
90 <sub>0</sub> /x,				•
STATE OF ILLINOIS )SS				
County of Cook				
I, the undersigned, a Notary Public in and lo	and not	remarried		
personally known to me to be the same instrument as her free and voluntar release and waiver of the right of homestead	y act, for			
Given under my hand and notarial seal t	his 17th	_day (F	August 19 95 .	
My commission expires on	12/16	19 <u>97</u>	Morary Public	
	·		O <sub>FF</sub>	
"OFFICIAL SEAL" DIANE E. HUBKA Notary Public, State of Illinois My Commission Expires Dec. 16, 1997			Ca	
Impress Notary Seal Here		соок	COUNTY - ILLINOIS TRANSFER STA	MP
NAME AND ADDRESS OF PREPARER:		EXEMPT U	, NDER PROVISIONS OF PARAGRAPH _	e
Robert J. Sabin, Jr.		SECTION 4	, REAL ESTATE TRANSPER FAX ACT	•
1040 S. Arlington Heights Rd.	··········	8-17.55	BUYER, SELLER OR REPRESENTAT	1.17/12
Aflington Heights, IL 60005		DATE	BO LEIC DEPTEN ON KELKESENTY	ΥIΑ

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#### Parcel 1:

Unit No. 8-1550 in Arlington on The Ponds South Condominium as delineated on a survey of the following real estate.

A part of Lot 1 in Arlington on The Ponds I, being a Subdivision in the Northwest Quarter (W) 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 E to the Declaration of Condominium filed with the Registrar of Titles June 16, 1987, as document LR 3626520, as Amended by the Second Amendment to the Declaration of Condominium filed as document LR 3712752, together with its andivided percentage interest in the Common Flements. Elements.

#### Parcel 2:

Easement for the benefit of Parcel 1 as created by Deed from NBD Trust Company of Illinois as Successor Trustee to The Bank and Trust Company of Arlington Heights, as Trustee under Trust Agreement dated April 18, 1986, and known as Trust No. 3578-AH, to Tullio J. Borghi and Margaret C. Borghi, his wife, dated July 11, 1988 and filed July 14, 1988 as document LR 3723738, for storm sewer, water main, drainage and storm water retention as set forth in the Declaration of Easements filed June 16, 1987 as document LR 3626519. Clert's Office

PERMANENT INDEX NO.: 03-21-100-022-1085

1550 Courtland Drive PROPERTY ADDRESS:

Arlington Heights, IL 60004

## **UNOFFICIAL COPY**

Property of County Clerk's Office

# UNOFFICIAL COPY STATEMENT BY GIVINTOR AND GRANTEES

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 August 17, , 1995 Signature: Manga	net C Borglie
Subscribed and tworn to before me by the said Margaret C. Borghi this 17th day of August 19 95 .  Notary Public (Like) & Susker	"OFFICIAL SEAL" DIANE E. HUBKA Notary Public, State of Illinois My Commission Expires Dec. 16, 1997
The grantee or his agent affirms and verifies shown on the deed or assignment of beneficial either a natural person, an illinois corporat authorized to do business or acquire and hold a partnership authorized to do business or ac estate in Illinois, or other entity recognize to do business or acquire and hold little to a the State of Illinois.	interest in a land trust is ion or foreign corporation I title to real estate in Illino equire and hold title to real ed as a person and authorized
Dated August 17 , 1995 Signature: 2 21	Acret C Borghi Atec or Agent
Subscribed and sworn to before me by the said Margaret C. Borghi this 17th day of August 19 95 .	"OFFICIAL SEAL" DIANE E, HUBKA Notary "ublic, State of Illinois My Commission Expires Dac. 16, 1997

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.

(Atach 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.)

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