

# UNOFFICIAL COPY

WARRANTY DEED  
IN TRUST

95660103

95592760

COOK COUNTY  
RECORDER

JESSE WHITE

ROLLING MEADOWS

08-30-95 14:52  
RECORDING 27.00  
MAIL 0.50  
# 95592760

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Patricia McVeigh

of the County of Cook and State of Illinois for and in consideration of One Hundred Dollars, and other good and valuable considerations in hand paid, Convey \$ and Warrant \$ unto the CHARTER BANK AND TRUST, N.A., a national banking association, whose address is 1400 Irving Park Road, Hanover Park, IL 60103, as Trustee under the provisions of a trust agreement dated the 30th day of August 19 95, known as Trust Number 1534 the following described Real estate in the County of Cook and State of Illinois, to-wit:

09-26-95 09:50  
RECORDING 27.00  
MAIL 0.50  
# 95660103

See Attached Legal Description

Rerecording for inclusion of the Grantor.

PERMANENT TAX NUMBER: 02-15-112-004 (affects this and other property)  
STREET ADDRESS: 671 Walden Drive, Palatine, Ill.

TO HAVE AND TO HOLD the said premises 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 trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or futuro, 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 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 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 said premises or any part thereof, and to deal with said property and any interest therein in all respects as if he were the owner thereof or such other considerations as

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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 thereafter.

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 borrowed 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 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 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (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 have been properly 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 earnings, 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.

And the said grantor \_\_\_\_\_ hereby expressly waive s \_\_\_\_\_ 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.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ 30th \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_ 19 95 \_\_\_\_\_

Patricia McVeigh (Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_  
Patricia McVeigh \_\_\_\_\_ 95592760 \_\_\_\_\_  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS, I, Thomas W. Kivlahan, a Notary Public in and  
COUNTY OF Cook SS. for said County, in the state aforesaid, do hereby certify that  
Patricia McVeigh

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ is \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ she \_\_\_\_\_ signed, sealed and delivered the said instrument as her 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 30th day of August, 19 95.

THIS INSTRUMENT WAS PREPARED BY: \_\_\_\_\_ Notary Public

Thomas W. Kivlahan  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

95660103

After recording return to:  
CHARTER BANK AND TRUST, N.A.  
1400 Irving Park Road  
Hanover Park, IL 60103

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31-45

D1318-10 CF R10 BFC Forms PROPERTY TAX CODE. 8-30-95 Patricia McVeigh  
DATE BUYER, SELLER OR REPRESENTATIVE

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## RIDER

### PARCEL I:


THAT PORTION OF LOT 4 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 23 DEGREES 14 MINUTES 45 SECONDS EAST 83.54 FEET ALONG THE WEST LINE OF SAID LOT 4 FOR THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 45 MINUTES 15 SECONDS EAST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 675 (C) AND 671 (D) TO A POINT ON THE EAST LINE OF SAID LOT 4 FOR THE EASTERLY TERMINUS OF SAID LINE.

### PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90-201,697.

George Drast  
11 S. Dunton  
Arlington Hts, IL 60005



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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 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.

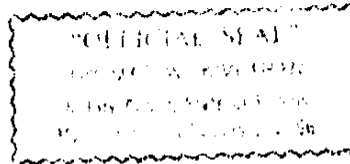
Dated August 30, 19 95

Signature: Patricia McVeigh

Grantor ~~XXXXXX~~

Subscribed and sworn to before me by the said Grantor this 30th day of August, 19 95.

Th. L. Kelly  
Notary Public



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 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.

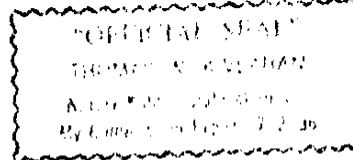
Dated August 30, 19 95

Signature: Christina McVeigh

~~Grantor~~ Agent

Subscribed and sworn to before me by the said Agent this 30th day of August, 19 95.

Th. L. Kelly  
Notary Public



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.

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(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.)

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