

UNOFFICIAL COPY

Deed In Trust

THIS INDENTURE WITNESSETH, that
Grantor, ERIC VINCENT COWLEY

96434909

DEPT-01 RECORDING \$25.50
786666 TRAN 2443 06/07/96 11:29:00
97551 JFI *-96-434909
COOK COUNTY RECORDER

of the County of Cook and
State of Illinois, for and in consideration in
hand paid, and of other good and valuable
considerations, receipt of which is hereby
duly acknowledged, Convey s and
Warrant s unto FIRST COLONIAL
TRUST COMPANY, an Illinois Corporation, with main offices located at 104 North Oak Park Avenue, Oak Park, Illinois, its successor

or successors, as Trustees under the provisions of a certain Trust Agreement, dated the _____ day of
May 19 95, and known as Trust Number 6720 grantee the following
described real estate situated in _____ County, Illinois, to wit:

PARCEL 1:

UNIT 1802-1B IN THE KINGS WALK III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH
SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND
OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK III CONDOMINIUM
ASSOCIATION RECORDED AS DOCUMENT NUMBER 94,331,560 TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED
CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNER'S
ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER
94,341,471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.

Exempt under provisions of paragraph (e), Section 4, of the Illinois Real Estate
Transfer Tax Act. By: [Signature]

Date: 2-26-96

And the said grantor hereby expressly waive s and release s 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 forth hand and seal this 26th
day of February 19 96

[Signature] (SEAL)
[Signature] (SEAL)

City of Rolling Meadows
Department of Finance and Administration
Real Estate Transfer Tax
Exempt 19-95 6720 Amount 20.00
Agent [Signature]

1802 Plum Lane Rd 1B

THIS INSTRUMENT PREPARED BY: Michael E. Stein, 579 W. North Avenue,
Elmhurst, Illinois 60126

25.50
CJ

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Form 100 (7-1-1968)

TAXES TO BE MAILED TO:

Eric Vincent Cowley

ADDRESS OF PROPERTY IL 60008

1802 Plum Grove Road, Unit 1B, Rolling Meadows

104 N. Oak Park Avenue
Oak Park, Illinois 60301

FIRST COLONIAL TRUST COMPANY

MAIL TO:



NOTARY PUBLIC STATE OF ILLINOIS
CAROL TAYLOR
OFFICIAL SEAL
MY COMMISSION EXPIRES ON 11/15/98

Given under my hand and notarial seal this

19 96

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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

COUNTY OF)
STATE OF ILLINOIS)
SS: I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that Eric Cowley

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 Trustee to improve, 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 subdivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof from time to time in possession or reversion, by leases to commence in the 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 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 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 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 sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or 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 whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.
This conveyance is made upon the express understanding and condition that the said 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 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 the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee 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 Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who have or shall hereafter have or 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 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 or 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 and interest in the earnings avails and proceeds arising from the sale or 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 and interest in the earnings avails and proceeds thereof as aforesaid, the intention thereof being to vest in said First Colonial Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

60008

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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 26, 1976

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before

me by the OFFICIAL SEAL

this 26 day of March

19 76 Notary Public, State of Illinois

My Commission Expires Sept. 23, 1980

Notary Public [Signature]

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 26, 1976

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before

me by the OFFICIAL SEAL

this 26 day of March

19 76 Notary Public, State of Illinois

My Commission Expires Sept. 23, 1980

Notary Public [Signature]

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.)

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Property of Cook County Clerk's Office

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