

# UNOFFICIAL COPY

95463933

## DEED IN TRUST

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

DEPT-01 RECORDING \$27.50  
 T00001 TRAN 4232 06/17/96 16:35:00  
 \$2615 & S.J \* - 96 - 463933  
 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

THE UNDERSIGNED DAPHNE C. KAY, divorced and not since remarried (collectively "Grantor")  
 of the County of Cook and State of Illinois for and in  
 consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey  
 and (WARRANT / QUIT CLAIM Δ)\* unto Bank  
 One, Chicago, NA, ITS SUCCESSOR OR SUCCESSORS, as Trustee

under the provisions of a trust agreement dated the 8th day of April, 19 96, and  
 known as Trust Number 11211 (hereinafter referred to as the "Trustee"), the real estate in the  
 County of Cook and the State of Illinois legally described as follows:

please refer to attached legal description

95463933

39314  
 EXEMPTED  
 DATE 6/17/96  
 AMT. PAID

HEREINAFTER CALLED "THE REAL ESTATE"  
 Common Address: 1460 Fairlane Drive, Schaumburg, Illinois 60193  
 Real Estate Tax I.D. Number(s): 07-32-100-018-1122

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes  
 herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any  
 part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to  
 sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the  
 real estate 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 the trustee; to donate, to dedicate, mortgage or  
 otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time,  
 in possession or reversion, by leases to commence in the present or 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 the real estate, or any part  
 thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign  
 any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with  
 the 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.

AFFIX "SIDERS" OR REVENUE STAMPS HERE  
 This conveyance is exempt from purchase of revenue stamps under the provisions  
 of Par. E, Sec. 4 of the Illinois Real Estate Transfer Tax Act.  
 By: [Signature]  
 dated: 4-8-96

\$27.50  
I.R

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In no case shall any party dealing with the trustee in relation to the real estate or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to 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 delivery thereof the trust created herein 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 herein and in the trust agreement or in any 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, 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither the 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 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 amendments 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, obligations 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and for all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 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.

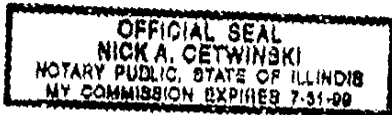
The Grantor Dalphine C. Kay has executed in's deed as of April 25, 1996.

Dalphine C. Kay  
Dalphine C. Kay

State of Illinois, County of DuPage State of Illinois SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dalphine C. Kay 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of April, 1996.



Nick A. Cetwinski  
NOTARY PUBLIC

This instrument was prepared by Nick A. Cetwinski, P.O. Box 144, Clarendon Hills, Ill. 60514-0144  
(NAME AND ADDRESS)

MAIL TO: Bank One, Chicago, NA

ADDRESS OF PROPERTY

1460 Fairlane Drive

Schaumburg, Ill. 60193

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Dalphine C. Kay

(Name)

1460 Fairlane Drive

(Address)

Schaumburg, Ill. 60193

ATTENTION: LAND TRUST DEPARTMENT

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

60514-0144

Land Trust Dept.  
(Name)  
14 S. LaGrange Road  
(Address)  
LaGrange, Ill. 60525  
(City, State, Zip)

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## LEGAL DESCRIPTION:

1460 Fairlane Drive  
Schaumburg, Illinois 60193

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Unit Number(s) '502', in building: 1460 Fairlane Drive, in Country Lane Condominium, as delineated on a survey of the following described real estate:

That part of the West 7/8ths of the North West Quarter of Section 32, Township 41 North, Range 10, East of the Third Principal Meridian, lying southerly of the southerly right of way line of Irving Park Road as dedicated per Document Number 11245765, in Cook County, Illinois;

Which survey is attached as Exhibit 'C' to the Declaration of Condominium made by the LaGrange State Bank of LaGrange, Illinois, as Trustee under Trust Number 4912, and recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 24866317, together with its undivided percentage interest in the common elements, attached thereto as Exhibit 'D', in Cook County, Illinois.

Real Estate Tax No: 07-32-100-018-1122

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STATEMENTS BY GRANTOR AND GRANTEE  
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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.

Date April 2, 1996 Signature *Dalphine C. Kay*  
*Dalphine C. Kay*

Subscribed and sworn to before me  
this 26 day of April, 1996.

*Nick A. Cetwinski*  
Notary Public

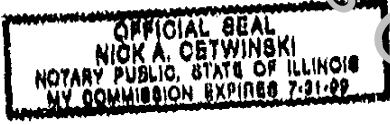


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date April 2, 1996 Signature *Dalphine C. Kay*  
*Dalphine C. Kay*

Subscribed and sworn to before me  
the 26 day of Apr. 1, 1996.

*Nick A. Cetwinski*  
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.

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

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