

UNOFFICIAL COPY

WARRANTY

DEED IN TRUST

96967298

FOR THE PROTECTION OF OWNER, THIS INSTRUMENT SHALL BE RECORDED WITH THE RECORDER OF DEEDS.

DEPT-01 RECORDING \$25.50
140010 TRAN 8867 12/23/96 15:49:00
96967298 C.J. *-96-967298
COOK COUNTY RECORDER

FIRST BANK OF SCHAUMBURG

321 W. Golf Rd.
Schaumburg, Illinois 60196
Telephone (708) 822-3000

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH That the Grantor MICHAEL R. MANN AND JULIA K. MANN, husband and wife, 20462 Arcadian Drive, Olympian Fields, Illinois of the County of Cook and State of Illinois for and in consideration of ten and no/100ths dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and warrant unto FIRST BANK OF SCHAUMBURG, a corporation in the State of Illinois, its successor or successors, as Trustee under a trust agreement dated the 28th day of October, 1996 known as Trust Number 961305, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ACTS INSTALLED AT THE NETWORK
THREE FIRST NATIONAL PLAZA
SUITE 525
CHICAGO, IL 60602

41168
VILLAGE OF SCHAUMBURG
DEPT. OF GENERAL REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 11/30/96
AMT. PAID \$92.00

96967298

COMMONLY KNOWN AS: 1300 WOODSIDE COURT, SCHAUMBURG, IL

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)
together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index Number(s) 07-24-300-049-1017

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.

And the said grantors 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 sales on execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set their hand and seals this 26th day of November 1996.

JULIA K. MANN (SEAL)

MICHAEL R. MANN (SEAL)

MAIL DEED TO: FIRST BANK OF SCHAUMBURG 321 W. Golf Rd. Schaumburg, Illinois 60196
ADDRESS OF PROPERTY: 1300 WOODSIDE COURT SCHAUMBURG, IL 60195

The above address is for information only and is not part of this deed.

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the way above specified and at any time or times hereafter.

In no case shall any party dealing with said 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 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 to be obliged or privileged to inquire into any or 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 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 amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby 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 possession, 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.

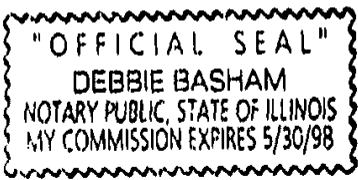
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL R. MANN AND JULIA E. MANN husband and wife

personally known to me to be the same person^s, whose name^s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 26th day of November, 1996

Debbie Basham
Notary Public

My Commission Expires: 5-30-98



96967298

This instrument was prepared by:
(Name) FRANKLIN J. FURLETT
(Address) 335 WEST WISE ROAD
SCHAUMBURG, IL 60193

Mail subsequent tax bills to:
(Name) FIRST BANK OF SCHAUMBURG, TRUST
(Address) 1535 W. Schaumburg Rd 961305
Suite 204, Schaumburg, Illinois 60194

UNIT NO. 2-5-A-1 AT WILLOW POND AT BAR HARBOUR CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED PROPERTY: WILLOW POND AT BAR HARBOUR, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1986 AND KNOWN AS TRUST NUMBER 068928-06, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON DECEMBER 4, 1987 AS DOCUMENT 87543830, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATION AS SAME ARE FILED OF RECORD IN COOK COUNTY, ILLINOIS.

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPT OF REVENUE
 48.00

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 92.00

Property of Cook County Clerk's Office

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