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WARRANTY DEED IN TRUST

MAIL TO:

Stephen J. Epstein
120 West Golf Road
Schaumburg, IL 60195

ADDRESS OF PROPERTY:

607 College Crossing
Rolling Meadows, IL 60008

96290395

DEPT-01 RECORDING \$25.50
T#0001 TRAN 3518 04/18/96 11:00:00
#9156 RC *-96-290395
COOK COUNTY RECORDER

THE GRANTOR, **RAY W. LOWE**, divorced and not since remarried, of the City of Rolling Meadows, County of Cook, State of Illinois, for and in consideration of TEN and no/100----(\$10.00)-----Dollars, and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to

ALLAN C. PROKOP and **DIANE M. PROKOP**, not individually, but as Trustees of the **DIANE M. AND ALLAN C. PROKOP LIVING TRUST** dated January 5, 1996

the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Unit 1-3 in Townhomes of College Hill II Condominium as delineated on a survey of the following described real estate: Lot 2 and 3 in college Hill II Subdivision of part of the Northwest 1/4 of Section 34, Township 42 North, Range 10, East of the third Principal Meridian which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 27398606, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

P.I.N. 02-34-101-030-1002

Common address: 607 College Crossing, Rolling Meadows, IL 60008

And that said grantor hereby expressly waives and releases 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.

TO HAVE AND TO HOLD the said real estate with the appurtenance, 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 subdivide the premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide the premises as often as desired, to contract to sell, to grant options to purchase or to sell on any terms, to convey either with or without consideration, to convey the 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 the premises, or any part thereof, to lease the premises 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 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

ATTORNEYS' NATIONAL
TITLE NETWORK

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PROPERTY OF COOK COUNTY RECORDER

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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 premises, or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the premises, or any part thereof, and to deal with the title to the premises and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to said premises to deal with it, 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 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 or any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trustee deed, mortgage, lease or other instrument executed by said Trustee in relation to said premises 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 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 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 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 premises, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 11th day of April, 1996.

City of Rolling Meadows	
Department of Finance and Administration	
Real Estate Transfer Tax	
Amount <u>\$ 386.00</u>	Date <u>4/9/96</u>
<u>H. Meyer</u>	

Kay W. Lowe
KAY W. LOWE

607 College Crossing

I, the undersigned, a Notary Public aforesaid, DO HEREBY CERTIFY that KAY W. LOWE, 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 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 official seal this 11th day of April, 1996.

[Signature]
NOTARY PUBLIC

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
APR 11 1996	DEPT OF REVENUE
128.50	

Cook County	
REAL ESTATE TRANSACTION TAX	
REVENUE	STAMP
APR 11 1996	64.25

STEPHEN J. EPSTEIN, Attorney At Law, 120 West Golf Road, Schaumburg, Illinois, 60195

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