

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

COOK COUNTY
RECORDS
JESSE WHITE
BRIDGEVIEW OFFICE

07/01/97

0006 MCH 10:28
RECORDING 27.00
MAIL 4 0.50

07/01/97

0006 MCH 10:28

97471393

946084 1500000

THIS INDENTURE WITNESSETH, That the grantor(s) Sundance Holdings, Inc. of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Nannina Mordini as Trustee of the Nannina Mordini Revocable Trust u/a/d December 22, 1996 the following described Real Estate in the County of Cook and State of Illinois, to-wit:

Parcel I: Lot 102B in Cherry Hill, being a Subdivision in the North half of the Northwest quarter of Section 27, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded April 9, 1997 as Document 97246465, in Cook County, Illinois.

Parcel II: Easement appurtenant to and for the benefit of Parcel I for ingress and egress as set forth in the covenants, conditions and restrictions dated September 13, 1996 and recorded February 4, 1997 as Document 97081382.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address: 145 Farmgate Road, Schaumburg, Illinois 60193

SUBJECT TO:

PERMANENT TAX NUMBER: 07-27-101-158 / 07-27-101-159

FILE NUMBER: SC346086

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,

97471393

Handwritten signature/initials

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10174
174-816

STATE OF ILLINOIS
JUN 97
REAL ESTATE TAX
DEPARTMENT OF REVENUE 966868

Cook County
REAL ESTATE TRANSACTION TAX
JUN 97
REVENUE STAMP 116.50 963204

Property of Cook County Clerk's Office
9747139J

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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 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 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, 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 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 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.

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 her hand and seal this 20th day of June, 1997.

Tom Small

Tom Small Vice President

Caren Menas

Caren Menas Asst. Secretary

42821 RB
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 6-26-97
AMT. PAID 211.00 *paid*

FILE NUMBER: SC346086

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FILE NUMBER: SC346086

State of Illinois

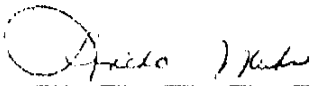
County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tom Small personally known to me to be the Vice President of the Sundance Holdings, Inc.

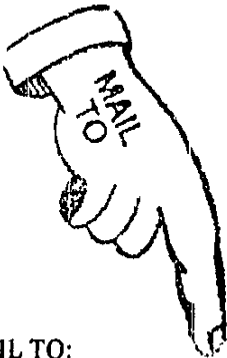
corporation, and Caren Menas personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June, 19 97.

Commission expires 10/26, 19 98.



Notary Public



MAIL TO:

Nannini Mordini

145 Farmgate Road

Schaumburg, Il 60193

SEND SUBSEQUENT TAX BILLS TO:

Nannini Mordini

145 Farmgate Road

Schaumburg, Il 60193

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LEGAL DESCRIPTION

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