

UNOFFICIAL COPY 98434890

DEED IN TRUST

7034/0060 85 005 Page 1 of 3
1998-05-27 13:20:30
Cook County Recorder 25.50

THE GRANTOR(S) Chelie A. Smith
k/n/a Chelie A. Guajardo,
married to Abraham Guajardo
of the County of Cook
and State of Illinois

COOK COUNTY
CLERK
JESSIE WHITE
ROLLING MEADOWS

for and in consideration of
-----TEN and NO/100 (\$10.00)----- Dollars,
and other good and valuable considerations

(Above Space for Recorder's Use Only)

Also "Riders" or
Revenue Stamps
Here

in hand paid, Conveyed, and (WARRANT X / QUIT CLAIM) unto
COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 27th day of October, 1988,
and known as Trust Number IT-219 (hereinafter referred to as "said trustee," regardless of the
number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the fol-
lowing described real estate in the County of Cook and State of Illinois, to wit:

See legal description attached as Exhibit "A"

P.I.N.: 02-14-100-089-1100

Property Address: 1 Renaissance Place, Unit 511, Palatine, IL 60067

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 present or in 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 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, 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

(over)

3
M

Prepared by: Robinson & Marino, P.C., 3501 Algonquin Road, #300 Rolling Meadows, IL 60008

Palatine, IL 60067

NAME: INC BOB & KALE
 ADDRESS: ONE KUNAWISSAWA # 511
 AND SUBSEQUENT TAX BILLS TO:
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 Palatine, IL 60067
 1 Renaissance Place, Unit 511
 ADDRESS OF PROPERTY:

BOX 331

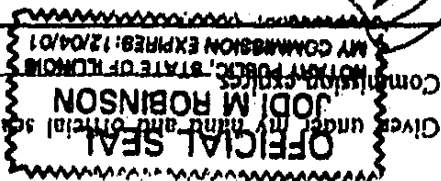
RECORDER'S OFFICE BOX NO.

OR

MAIL TO:
 NAME: COMMUNITY SAVINGS BANK
 ADDRESS: 401 W. Belmont Ave.
 CITY, STATE, ZIP: Chicago, IL 60641-4330

DOCUMENT NUMBER

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



Given under my hand and official seal, this _____ day of _____, 1998

act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, personally known to me to be the same persons, whose names _____ 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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chelle A. Smith, km/a Chelle A. Guajardo, and Abraham Guajardo

State of Illinois, County of Cook ss.

Chelle A. Guajardo
 Chelle A. Smith
 Abraham Guajardo

day of _____, 1998

In Witness Whereof, the grantor, aforesaid has hereunto set hand and seal, this _____ day of _____, 1998

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.

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.

obligations of its, his or their predecessor in trust.

ors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and

under; (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 contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations 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

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1: UNIT 511 AND PARKING SPACE P511 TOGETHER WITH THEIR RESPECTIVE UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN RENAISSANCE TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 26190230 IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE PLAT OF RENAISSANCE SUBDIVISION RECORDED JANUARY 6, 1975, AS DOCUMENT NO. 22955436, FOR INGRESS AND EGRESS. TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

PERMANENT INDEX NO.: 02-14-100-089-1100

5.27.98

IBT#

1174-8184

STATE OF ILLINOIS



MAY 27 98

055.00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 083238

5.27.98

Cook County REAL ESTATE TRANSACTION TAX



MAY 27 98

027.50

REVENUE STAMP 083221

UNOFFICIAL COPY

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