

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

THIS INSTRUMENT WAS PREPARED BY
JANE B. ZAKRZEWSKI
BANCO POPULAR, ILLINOIS
8383 WEST BELMONT AVE • RIVER GROVE, IL

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4442/0018 87 005 1998-03-10 15:30:48

Cook County Recorder 31.50

THIS INDENTURE, made this 25th day of
FEBRUARY, 1998 between BANCO POPULAR,
ILLINOIS, AS SUCCESSOR TRUSTEE TO
CAPITOL BANK & TRUST

, a corporation of Illinois duly organized and
existing as an Illinois corporation under the laws of
the United States of America, and duly authorized
to accept and execute trusts within the State of
Illinois, not personally but as Trustee under the
provisions of a deed or deeds in trust duly recorded
and

The above space for recorders use only

delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 29th day of APRIL,

1988 and known as Trust Number 1500, party of the first part, and, BANCO POPULAR A CORPORATION OF
ILLINOIS,

an Illinois corporation whose address is 8383 W. Belmont Ave., River Grove as Trustee under the provisions of a certain
Trust Agreement, dated the 3rd day of FEBRUARY, 1998 and known as Trust Number 26618 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable
considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate,
situated in County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Common Address: 1839 West Hicks Road, Palatine, IL

PIN: Parcel 1: 02-02-400-008-0000
Parcel 2: 02-02-400-063-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in
said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE THREE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

The 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 exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power
and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above
mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority
thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or
registered in said county.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice President/Trust Officer and attested by its Assistant Secretary, the day and year first above written.



BANCO POPULAR, ILLINOIS,
as Trustee, as aforesaid, and not personally,
By _____
VICE PRESIDENT/TRUST OFFICER
Attest *[Signature]*
ASSISTANT SECRETARY

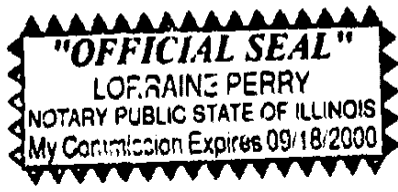
Exempt under Real Estate Transfer Tax Law 65 ILCS 200/31-45
and par E and Cook County Ord. 98-0-27 par E
Date 2-10-98

Date _____ Sign *[Signature]*

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 the above named Vice President/Trust Officer and Assistant Secretary of the BANCO POPULAR, ILLINOIS,

An Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Corporation caused the corporate seal of said Illinois Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal, Date: February 25, 1998.

Notary Public *[Signature]*

DELIVERY

NAME LARRY MCKENZIE
STREET 493 E. HAWK ST
CITY ARLINGTON HTS IL 60005
OR



FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

INSTRUCTIONS

1839 W. HICKS RD
PALATKA IL 601

RECORDER'S OFFICE BOX NUMBER _____

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 real estate, 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 real estate or any part thereof, and to deal with said 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.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Banco Popular, Illinois an Illinois Corporation, individually or as 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 or their 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 amendment 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, obligation 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 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Banco Popular, Illinois, an Illinois Corporation, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

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LEGAL DESCRIPTION

PARCEL 1:

LOT 14 IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD (U.S. ROUTE 12) WHICH IS 215.00 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF RAND ROAD WITH THE EASTERLY LINE OF HICKS ROAD (S.A.R. 53), SAID POINT BEING ALSO THE MOST EASTERLY CORNER OF LOT 1 IN HASTEROCK PARK, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, THE PLAT OF WHICH WAS RECORDED MAY 14, 1957 AS DOCUMENT NO. 16903857; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, BEING A LINE 50.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE CENTER LINE OF SAID ROAD, A DISTANCE OF 584.20 FEET TO POINT OF CURVE IN SAID RIGHT OF WAY LINE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, BEING A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 10743.00 FEET, 50.00 FEET DISTANT FROM THE CENTER LINE THEREOF, A DISTANCE OF 284.17 FEET, ARC MEASURE, TO A POINT; THENCE SOUTHWESTERLY ALONG A RADIAL LINE OF SAID CURVED LINE, 10.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 10733.00 FEET AND BEING CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVED LINE, A DISTANCE OF 110.00 FEET, ARC MEASURE; THENCE NORTHEASTERLY ALONG A RADIAL LINE OF SAID CURVED LINE, 10.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, BEING A CURVED LINE AS HERETOFORE DESCRIBED, A DISTANCE OF 100.00 FEET, ARC MEASURE, TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PROPERTY AS NOW STAKED, MONUMENTED AND OCCUPIED, SAID LAST DESCRIBED POINT BEING ALSO THE MOST EASTERLY CORNER OF HAMPTON PLACE PLAT OF PLANNED UNIT DEVELOPMENT RECORDED <SEPT. 5, 1986 AS DOCUMENT NO. 86395555; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID HAMPTON PLACE PLAT OF PLANNED UNIT DEVELOPMENT, BEING A LINE FORMING AN ANGLE OF 88 DEGREES 07 MINUTES 36 SECONDS, AS MEASURED FROM THE NORTHWEST, BEING THE LONG CHORD OF THE CURVED LINE THAT IS THE SOUTHWESTERLY LINE OF RAND ROAD, TO THE SOUTHWEST, A DISTANCE OF 927.74 FEET TO A MONUMENT AT AN ANGLE CORNER IN THE SOUTHEASTERLY LINE OF SAID HAMPTON PLACE PLAT OF PLANNED UNIT

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DEVELOPMENT, SAID MONUMENT BEING ALSO THE ANGLE CORNER IN THE NORTHERLY LINE OF THE NURSERY PLAT OF PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SAID SECTION 2, THE PLAT OF WHICH WAS RECORDED JUNE 26, 1978 AS DOCUMENT 24507142, AND SAID LAST DESCRIBED POINT BEING THE PLACE OF BEGINNING; THENCE NORTH 83 DEGREES 38 MINUTES 07 SECONDS WEST ALONG THE NORTHERLY LINE OF THE NURSERY PLAT OF PLANNED UNIT DEVELOPMENT, AFORESAID, 214.52 FEET TO THE EAST LINE OF LOT 14, AS SAID EAST LINE IS STAKED AND MONUMENTED, IN KLEIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1949 AS DOCUMENT NO. 14651080; THENCE NORTH 01 DEGREES 20 MINUTES 16 SECONDS WEST ALONG SAID LAST DESCRIBED EAST LINE, 4.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, AS SAID NORTHEAST CORNER IS STAKED AND MONUMENTED; THENCE NORTH 87 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 14, AS SAID NORTHERLY LINE IS STAKED AND MONUMENTED, AND ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF LOT 14, 341.73 FEET TO EAST LINE OF HICKS ROAD AS SHOWN ON THE PLAT THEREOF RECORDED JANUARY 30, 1933 AS DOCUMENT NO. 11194097; THENCE NORTH 01 DEGREES 18 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE OF HICKS ROAD, 27.76 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHERLY ALONG EAST LINE OF HICKS ROAD AS SHOWN ON THE PLAT THEREOF RECORDED JANUARY 30, 1933 AS DOCUMENT NO. 11194097, BEING A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 2814.93 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 17.90 FEET TO THE SOUTHWEST CORNER OF HAMPTON PLACE PLAT OF PLANNED UNIT DEVELOPMENT, AFORESAID; THENCE SOUTH 81 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID HAMPTON PLACE PLAT OF PLANNED UNIT DEVELOPMENT, 562.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 10th MARCH, 1998

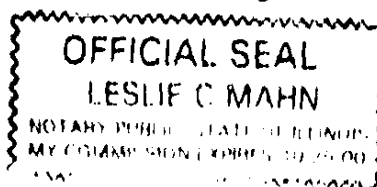
Signature: _____

Larry McKim
Grantor or Agent

Subscribed and sworn to before me by the said Larry McKim

this 10th day of March, 1998.

Notary Public Leslie C. Mahn



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.

Dated MARCH 10, 1998

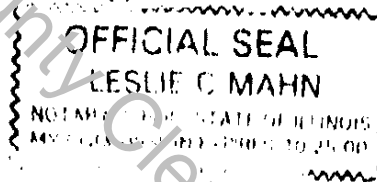
Signature: _____

Larry McKim
Grantee or Agent

Subscribed and sworn to before me by the said LARRY McKim

this 10th day of March, 1998.

Notary Public Leslie C. Mahn



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)