

TRUSTEE'S DEED AND DEED IN TRUST TRUST TO TRUST CONVEYANCE

7322/0001 50 001 Page 1 of 4 1998-05-06 10:05:54 Cook County Recorder 27.50

THIS INDENTURE, Made this 30th day of March, 1998 between ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as Trust No. 10866 party of the first part, and Cynthia D. Zipparro, as Trustee of the Cynthia D. Zipparro Trust Dated August 12, 1997

of 36 Stone Ridge, South Barrington, Illinois 60010 party(ies) of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100(\$10.00)ollars, and other good and valuable considerations in hand paid, does hereby convey unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 8 in Pheasant Ridge of South Barrington, a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 23, Township 42 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 01-23-305-020-0000 Property Address: 36 Stone Ridge, South Barrington, Illinois

REL ATTORNEY SERVICES # 569644

This Document Prepared by: Jack Mensching 308 W. Irving Park Rd. Itasca, Illinois 60143

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

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 or 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, 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 easement 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 consideration 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.

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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 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, 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.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. **This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein.**

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (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

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 its ()-Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ITASCA BANK & TRUST CO.
As Trustee as aforesaid.

By Michael G. O'Reilly Trust Officer

Attest: Cerald P. Hansen Assistant Secretary

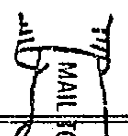
STATE OF ILLINOIS

County of DuPage

} SS.

I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid (Michael G. O'Reilly)-Trust Officer of the ITASCA BANK & TRUST CO., and the above aforesaid Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ()-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 Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Public Seal this 30th day of March 1998



OFFICIAL SEAL
Jo Ann M. Trippi
Notary Public, State of Illinois
My Commission Expires 06/05/2000

John M. Trippi
Notary Public

PLEASE MAIL TO:

PROPERTY ADDRESS:

MAIL SUBSEQUENT TAX BILLS TO:

Eva R. Combs
2300 N. Barrington
(Suite 400)
Hoffman Est., IL 60195

36 Stone Ridge
South Barrington, IL 60010

Cynthia J. Zipporen
36 Stone Ridge
South Barrington,
IL 60010

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