

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

**COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE**

99036474

9784/0047 84 004 Page 1 of 5
1999-01-13 16:22:20
Cook County Recorder 29.50



The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantor, DAVID A. STELTER, divorced and not since remarried of the County of Cook and State of IL, for and in consideration of the sum of TEN AND NO/00 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey_ and Warrant Claim_ unto OAK BROOK BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of November, 1998, and known as Trust Number 3048, real estate in the County of Cook and State of Illinois, commonly known as

(see page 3 for legal description and P.I.N.).

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.

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 and to vacate any subdivision or any 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 198 years, and to renew or extend leases upon any terms and for any period of 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, including the power to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred upon OAK BROOK BANK, 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 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 country) 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 OAK BROOK BANK individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement, 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 as interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said OAK BROOK BANK 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, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And 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 the exemption of homesites from sale or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 1st day of November 1998.
David A. Stelter [SEAL]

State of Illinois } I, John E. Dvorak a Notary Public in and for said County,
County of Cook } SS. in the state aforesaid, do hereby certify that DAVID A. STELTER,
divorced and not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 1st day of November, 1998.

Notary Public JOHN E. DVORAK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/26/99

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Street Address: 29 W 730 US Route 20, Elgin, Illinois 60120

Legal Description:

See attached

Property of Cook County Clerk's Office

P.I.N. Number:

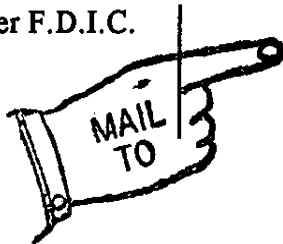
06-27-300-012
06-27-300-022

Warranty Deed in Trust Dated 11-2-98 to Oak Brook Bank T/U/T 3048

OAK BROOK BANK
1400 Sixteenth Street
Oak Brook, IL 60523

(630) 571-1050

Member F.D.I.C.



THIS INSTRUMENT PREPARED BY:

John E. Dvorak

← Mail to!

P.O. Box 7038

Westchester, IL 60154



PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 9 CHAINS AND 95 LINKS, THENCE SOUTH 5 CHAINS AND 75 LINKS TO THE CENTER OF STATE ROAD, THENCE WESTERLY ALONG THE CENTER OF SAID STATE ROAD TO THE WEST LINE OF SAID QUARTER SECTION, THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THOSE PARTS FALLING IN OR TAKEN FOR HIGHWAYS, ALSO EXCEPT THEREFROM THAT PART FALLING IN A PRIVATE ROAD 2 RODS IN WIDTH OFF THE WEST SIDE OF THE LAND DESCRIBED), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 22.3 FEET TO AN OLD FENCE; THENCE SOUTH 5 DEGREES 2 MINUTES 23 SECONDS WEST ALONG SAID OLD FENCE AND FENCE LINE, MORE OR LESS, 365.1 FEET TO THE INTERSECTION OF THE CENTER LINE OF U. S. ROUTE 20 WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 1 DEGREE 33 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 364.8 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCELS 1 & 2 THAT PART DESCRIBED AS FOLLOWS::

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF NORTH 88 DEGREES 46 MINUTES 45 SECONDS EAST ON THE NORTH LINE THEREOF 59.50 FEET TO THE POINT OF BEGINNING, BEING ON THE EAST LINE OF STATE ROUTE 59; THENCE CONTINUING NORTH 88 DEGREES 46 MINUTES 45 SECONDS EAST ON SAID NORTH LINE 40.02 FEET; THENCE SOUTH 0 DEGREES 39 MINUTES 54 SECONDS WEST ON A LINE 40 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF STATE ROUTE 59 A DISTANCE OF 153.49 FEET TO THE NORTH LINE OF U.S. ROUTE 20; THENCE NORTH 79 DEGREES 22 MINUTES 50 SECONDS WEST 40.61 FEET TO THE EAST LINE OF SAID STATE ROUTE 59; THENCE NORTH 0 DEGREES 39 MINUTES 54 SECONDS EAST ON SAID EAST LINE 145.15 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

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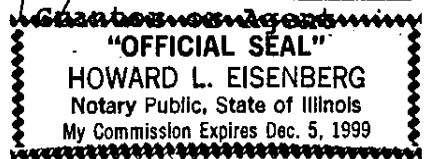
STATEMENT BY GRANTOR AND GRANTEE

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 January 11, 1999, 1999

Signature: *Phillip M Forward*

Subscribed and sworn to before me by the said PHILLIP M FORWARD this 12TH day of JAN, 1999
Notary Public Howard L Eisenberg

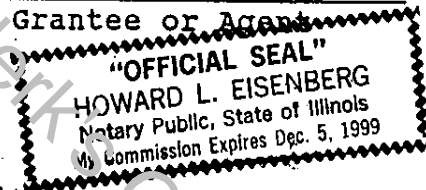


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/19, 1999

Signature: *Phil Forward*

Subscribed and sworn to before me by the said PHILLIP M FORWARD this 12TH day of JAN, 1999
Notary Public Howard L Eisenberg



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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

99036474

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