

BOX 150

UNOFFICIAL COPY

99144781

TRUSTEE'S DEED

9647/0208 10 001 Page 1 of 2
1999-02-11 14:25:19
Cook County Recorder 23.00



IN TRUST

FOR THE PROTECTION OF OWNER, THIS INSTRUMENT SHALL BE RECORDED WITH THE RECORDER OF DEEDS.

AMERICA UNITED BANK and Trust Company USA
321 West Golf Road
Schaumburg, Illinois 60196
Telephone: (847) 882-4000

The above space is for the recorder's use only
f/k/a First Bank of Schaumburg

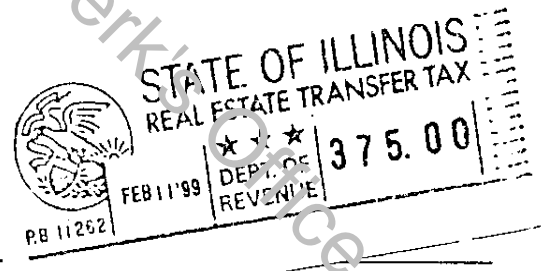
The Grantor, AMERICA UNITED BANK and Trust Company USA, a corporation in the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 7th day of January, 1997 (Year) and known as Trust Number 97-1310, for and in consideration of Ten and No/100th Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Chicago Title and Trust

its successor or successors, as Trustee under a trust agreement dated the 4th day of February, 1999 (Year) known as Trust Number 1706863 of (Address of Grantee) 814 Maple Avenue, Palatine, Illinois 60067

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Unit 39 described as: that part of Lot 11 lying West of a line drawn from a point in the North line of said Lot 89.61 feet West of the Northeast corner thereof to a point in the South line of said Lot 88.44 feet West of the Southeast corner thereof in Sutton Park Place Phase II, being a subdivision in the Southeast Quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County Illinois.

(NOTE: If additional space is required for legal, attach together with all the appurtenances and privileges thereunto belonging Permanent Index Number(s) 02-09-406-015



This conveyance is made pursuant to direction and with authority to convey to the Trustee Grantee named herein.

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS TRUSTEE'S DEED IN TRUST AND ARE INCORPORATED HEREIN.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its ~~President~~ ^{Asst.} and attested by its Secretary, this 5th day of February, 1999 (Year).
Trust Officer AMERICA UNITED BANK and Trust Company USA
as Trustee aforesaid, and not personally:

ADDRESS OF PROPERTY
814 Maple Avenue
Palatine, IL 60067

BY: James P. Berkowitz
ASST. TRUST OFFICER
ATTEST: Marsha Johnson
ASST. SECRETARY

The above address is for information only and is not part of this deed.

UNOFFICIAL COPY

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (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.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

STATE OF ILLINOIS)
)
) SS.
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named ^{Asst. T.O.} ~~President~~ and Secretary of AMERICA UNITED BANK and Trust Company USA, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ^{Asst. T.O.} ~~Asst. T.O.~~ and 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 acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said Secretary then acknowledged that said Secretary as custodian of the corporate seal of said Bank used the corporate seal of said Bank to be affixed to said instrument as said Secretary's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 5th day of February, 1999 (Year)

E. Pool
Notary Public
9-16-2002



Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 11 '99
P.A. 11425
187.50

This instrument was prepared by: **Land Trust Dept.**
(Name) AmericaUnited Bank
(Address) 321 W. Golf Road
Schaumburg, IL 60196

Mail subsequent tax bills to:
(Name) Dee Anne DiMucci
(Address) 814 Maple Ave.
Palatine, Ill. 60067

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