

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

UNOFFICIAL COPY

3466691

Tr Form 2

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s JOHN PULLARO and DEBRA J. PULLARO, his wife, as joint tenants

of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 10th day of November 1984, known as Trust Number 4440, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 41-3 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 17th day of November, 1972 as Document Number 2660814.

An undivided 277788 interest (except the Units delineated and described in said survey) in and to the following described premises: Lots 1 to 76, both inclusive, and the West 4 feet of that part of Outlot 7 lying East of the East lines of Lots 118 and 119, South of the North line extended East of Lot 18, and North of the South line extended East of Lot 119, all in Sheffield Manor - Unit Two, and Lots 1 to 46, both inclusive, in Sheffield Manor - Unit Three, both being subdivisions of part of the West Half (1/2) of the Southeast Quarter (1/4) of Section 18, Township 41 North, Range 10, East of the Third Principal Meridian. 2339 Old Kings Court Schaumburg, Ill

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 vary any subdivision or part thereof, and to redivide 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 in 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 full term or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 using the amount of present or future rentals, in 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 equipment appurtenant to said premises, or any part thereof, and in 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 that the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 party 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 hereunder, (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 in trust have been properly appointed and are duly vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust 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.

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 s 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor s John Pullaro and Debra J. Pullaro aforesaid by VO hereunto set their hand s and seal S this 24th day of September 1985.

John Pullaro (Seal)
John Pullaro (Seal)

Debra J. Pullaro (Seal)
Debra J. Pullaro (Seal)

07 18 407 153 1213 JW

State of Illinois ss. I, the undersigned a Notary Public in and for County of Cook said County, in the state aforesaid, do hereby certify that JOHN PULLARO and DEBRA J. PULLARO, his wife, as joint tenants

personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledges that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 24th day of September 19 85

[Signature] Notary Public
Date: 9/26, 1985

PALATINE NATIONAL BANK
50 North Brockway
Palatine, Illinois 60087

2339 Old Kings Court
Schaumburg, Illinois

TAX BILLS TO Grantors

EXEMPT UNDER PROVISIONS OF ILL. REV. STAT. ANNOT. SECTION 4, REAL ESTATE TRANSFER TAX ACT
9/24/85
Beth Tensler
PALATINE NAT. CRAL BANK
50 North Brockway
Palatine, Illinois, 60067
THIS INSTRUMENT WAS PREPARED BY

3466691

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Property of Cook County Clerk's Office

1/27/84

10/3/83

10/3/83

RECEIVED

OCT 3 5 49 AM '83

STATE

Robert L. ...
N. W. ...

SO N - ...

Palatka

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