

3675613

This Indenture Witnesseth, That the Grantor

EDWARD H. COVERS & C. JOAN COVERS, his wife

of the County of Lake and the State of Illinois for and in consideration of TEN Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto

VALLEY BANK & TRUST COMPANY, SOUTH ELGIN, an Illinois Corporation of South Elgin,

Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 11th

day of June 19 85 known as Trust Number 0321, the following

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

Lot One (1) in H. W. Corde's Subdivision of part of the East One Half of the Northwest Quarter of section 23, Township 42 North, Range 19, East of the Third Principal Meridian, lying North of the Northeasterly right-of-way line of the Chicago and Northwestern Railway, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 22, 1958, as Document #1824860.

PIN: 02-23-101-057-0000

Address: 217 East Palatine Road, Palatine, IL 60067

TO HAVE AND TO HOLD the said premises, with the appurtenances, upon the trusts and for 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, highway, or alleys; and to vacate any subdivision or part thereof, and to relinquish said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without reservation, 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, to 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 lease to commence in present or in future, on upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 999 years, and to renew or extend leases upon any terms and for any period or period 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, lease, and option 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 easements or changes of any kind, to release, convey or assign any right, title or interest in or about or encumber, 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 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 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 trust, 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 fully 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 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 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 cases made and provided.

And the said grantor 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hand S. and seal S. this 17th day of December 1987

(SEAL) Edward H. Covers EDWARD H. COVERS

C. Joan Covers C. JOAN COVERS (SEAL)

This Transaction is Exempt under Paragraph 5 of the Real Estate Transfer Act

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UNOFFICIAL COPY

13211415

Trust

575613 **Agony in Trust**

WARRANTY DEED

575613

ADDRESS OF PROPERTY

2675613 Belairline Road

Belairline, IL 60067

TO

VALLEY BANK & TRUST COMPANY
888 NORTH LA FOX
SOUTH ELGIN, ILLINOIS 60177

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF COOK
SS

I, Colette M. Pinderski

a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD H. COVERS and G. JOAN COVERS, HUSBAND and WIFE,

personally known to me to be the same person whose name _____
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that they signed, sealed and delivered the said instrument
as their 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 _____
_____ day of _____, December _____, A. D. 19 87
_____ Notary Public.