

AUG 20 2019

Kane Co. Dev. Dept.
Zoning Division

FILED FOR RECORD
KANE COUNTY ILL.

1932793

SEP 20 AM 3:30



Isabell J. Malme

RECORDER

Dead in Trust

STATE BANK OF ST. CHARLES

Quit Claim

TRUST DEPARTMENT

THIS INDENTURE WITNESSETH that the Grantor **ISABELL J. MALME**, a widow of **3 N 952 Bittersweet Lane, St. Charles, Illinois**

of the County of Kane and State of Illinois

consideration of **TEN AND NO/100**

Dollars, and other good and valuable

considerations in hand paid, **CONVEYS AND QUIT CLAIMS** unto **STATE BANK OF ST. CHARLES**, a corporation organized as a banking association with trust powers, of St. Charles, Illinois, as Trustee under the provisions of a trust agreement dated the **14th** day of **AUGUST 1988**, known as Trust Number **1966**, the following described real estate in the County of Kane and State of Illinois to-wit:

ONE E. MAIN ST., ST. CHARLES, ILLINOIS, 60174

See Attached Schedule A for Legal Description

SEND TAX BILLS TO:
ISABELL J. MALME
P.O. Box 507
130 South Bloomingdale Road
Bloomingdale, IL 60108

THIS INSTRUMENT PREPARED BY:
DIAGNORIO & ROBERTELLI, LTD.
One East Main Street
St. Charles, Illinois 60174

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, maintain, 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 or to sell 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, or to lease, convey or assign any right, title or interest in or extend leases upon any terms and for any period or periods not exceeding in the case of any single tenancy the term of 99 years, and to renew and provisions thereof at any time or times hereafter, to contract to make leases, 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 easements 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 considerations as it should be lawful for any person earning the same to deal with the same, whether similar to or different from the ways above specified, of 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 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, 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 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 his, his or their predecessors 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, profits and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and to beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate of such, but only an interest in the earnings, profits 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 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, aforesaid hereby hereunto set hand and seal this 14th day of

Isabell J. Malme
ISABELL J. MALME (SEAL)

(SEAL)

(SEAL)

Joseph D. Laguerre-Attorney

(SEAL)

(SEAL)

1932793

SEP 20 AM 3:30

of the

FILED



RETURN RECORDED DEED TO:
State Bank of St. Charles-Trust Dept
One East Main Street
St. Charles, Illinois 60174

Isabell J. Malme

State of ILLINOIS, County of DuPAGE, ss.

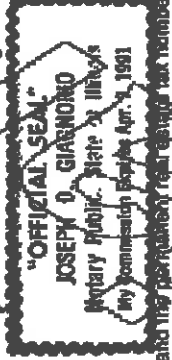
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that

ISABELL J. MALME

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 SHE signed, sealed and delivered the said instrument as HEE free and voluntary act, for the uses and purposes therein set forth, reciting the release and waiver of the right of homestead.

Given under my hand and notarial seal this 17TH day of AUGUST, 1988

Joseph D. Diagnoro
Notary Public



For information only, insert street address of the property conveyed and the jurisdiction from which the same was returned:

3 N 952 Bittersweet Lane
St. Charles, IL 60174

PIN 09-29-226-002

Deed in Trust
QUIT-CLAIM DEED
TO
STATE BANK OF ST. CHARLES
TRUSTEE

TRUST NO. 1965

1932793

2

SCHEDULE A

THAT PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF CHRISTENSEN'S SUBDIVISION, TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS, AS RECORDED AS DOCUMENT NO. 1005625 IN PLAT BOOK 44 AT PAGE 48 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 41 FEET WEST ALONG THE NORTH LINE OF SAID SUBDIVISION EXTENDED 139.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41 FEET WEST ALONG THE LAST DESCRIBED COURSE 245.70 FEET; THENCE SOUTH 0 DEGREES 25 FEET EAST 315.00 FEET; THENCE SOUTH 89 DEGREES 41 FEET EAST 364.70 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID SUBDIVISION; THENCE NORTH 0 DEGREES 25 FEET WEST ALONG THE WEST LINE OF SAID SUBDIVISION 39.79 FEET; THENCE NORTH 37 DEGREES 10 FEET WEST 233.37 FEET TO A POINT WHICH IS SOUTH 0 DEGREES 00 FEET EAST 90.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 00 FEET WEST 90.00 FEET TO THE POINT OF BEGINNING, AS SHOWN BY THE PLAT HERON DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

1932793

ELEANOR E. JUNGELS 1932793
Recorder of KANE COUNTY

1988 SEP 20 AM 9:30

Eleanor E. Jungels

AFFIDAVIT - PLAT ACT
RECORDER

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

JOSEPH D. GIAGUORIO, being duly
sworn on oath, states that he resides at 130 S. BLOOMINGDALE

RD., BLOOMINGDALE, IL. 60188. That the attached deed is
not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes

for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to before me this 18th day of September A.D., 1988
Joseph D. Giaguorio

