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WARRANTY DEED IN TRUST

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2002-06-28 09:44:16
Cook County Recorder 25.50



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

THIS INDENTURE WITNESSETH, Made this 15 day of May, A.D., 2002, between ANN D. DONAHUE, a single woman, of the Village of Winnetka, County of Cook, State of Illinois, party of the first part, and VIRGINIA B. GRINSTEAD, as Trustee of the Virginia B. Grinstead Trust Dated September 29, 1998, Grantee, of 1447 Edgewood Lane, Winnetka, IL 60093 party of the second part.

WITNESSETH: That the party of the first part in consideration of the sum of TEN and NO/100 Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants unto the said party of the second part, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Address of Real Estate: 955 Westmoor Road, Winnetka, IL 60093

Permanent Real Estate Index Numbers: 05-17-405-030-0000 and 05-17-405-038-0000

TO HAVE AND TO HOLD the said premises with all hereditaments and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust instrument referred to above.

Full power and authority is hereby granted to said trustee to: improve; manage; subdivide; contract to sell; grant options to purchase; sell on any terms; convey either with or without consideration; convey 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; donate; dedicate; mortgage or otherwise encumber; lease upon any terms and for any period of time; partition or exchange for other real or personal property; grant easements or charges of any kind; release; convey or assign any right, title or interest in or about or easement appurtenant; and to deal with said property in all other ways as it would be lawful for any person owning the same to deal with the same, 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 to the application of any purchase money, rent, or money borrowed 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 of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, and every deed, mortgage, lease or other instrument executed by said trustee shall be conclusive evidence in favor of every person relying upon any such conveyance or other instrument, (a) that at the time of the delivery thereof the trust created by said trust declaration 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 said trust declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor in trust that such successor in trust has been properly appointed and is 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 hereunder and of all persons claiming under 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 interest, legal or equitable, in and to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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PROPERTY ADDRESS: 955 WESTMOOR ROAD
WINNETKA, IL 60093

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHWESTERLY 50 FEET OF THE SOUTHEASTERLY 100 FEET OF LOT 33 BOTH AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 33, IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD AND SOUTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 100 FEET, 96.99 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY CORNER THEREOF, TO A POINT IN THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 50 FEET, 96.88 FEET SOUTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF THE NORTHWESTERLY 50 FEET OF SOUTHEASTERLY 100 FEET OF SAID LOT 33, TOGETHER WITH THAT PART OF LOT 1 IN HEINIG'S SUBDIVISION OF LOT 34, IN SAID COUNTY CLERK'S DIVISION, LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 100 FEET OF SAID LOT 33, EXTENDED SOUTHWESTERLY AND LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 50 FEET OF THE SOUTHEASTERLY 100 FEET OF SAID LOT 33, EXTENDED SOUTHWESTERLY TO THE WESTERLY LINE OF SAID LOT 1 IN HEINIG'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND EXHIBIT "L" THERETO ATTACHED DATED MARCH 3, 1961 AND RECORDED MARCH 3, 1961 AS DOCUMENT 18099903 MADE BY DOLLIE M. KUHRTS; AND AS CREATED BY THE DEED FROM DOLLIE M. KUHRTS TO CLYDE J. GEIGER AND FRANCES L. GEIGER DATED MAY 11, 1961 AND RECORDED JUNE 8, 1961 AS DOCUMENT 18183147.

PERMANENT INDEX NO.: 05-17-405-030
05-17-405-038