

# UNOFFICIAL COPY

WARRANTY DEED BY COOK COUNTY, ILLINOIS FILED FOR RECORD

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RECORDER'S OFFICE

OCT 2 '74 1 42 PM

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor  
FREDERICK A. STEVENS and DARLENE M. STEVENS, his wife  
of the County of Cook and State of Illinois for and in consideration  
of TEN AND NO/100 Dollars, and other good  
and valuable considerations in hand paid, Convey and warrant unto the GLENVIEW  
STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement  
dated the 13th day of September 19 74, known as Trust Number 1046  
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Glenview Woodlands Unit No. 2, being a Subdivision of that part of the East  
half of the East half of the North East quarter of Section 32 and the East half of the  
South East quarter of the South East quarter of Section 29, Township 42 North, Range  
12 East of the Third Principal Meridian, lying North of Right of Way of Des Plaines  
Valley Railroad in Cook County, Illinois.

"THIS INSTRUMENT WAS PREPARED BY"  
GLENVIEW STATE BANK  
BY Samuel E. Pincich  
800 Waukegan Road  
Glenview, IL 60025  
A.C. O'Grady

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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, 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, 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, by leases to com-  
mence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise  
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 any part of the reversion and to contract respecting the manner  
of paying the amount of present or future rentals, to partition, 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 in 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 to the application of any purchase money,  
rent, or money borrowed or advanced on said premises, or be obliged to see to the terms of this trust having 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 it, 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 thereto, and binding upon all beneficiaries thereunder,  
(c) that said trustee was duly authorized and empowered to execute and deliver said 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 its, his 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 conditions" 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, Frederick A. Stevens hereunto set their 14th day of September 19 74 and seal.

Frederick A. Stevens (Seal)  
FREDERICK A. STEVENS  
(Seal)

Darlene M. Stevens (Seal)  
DARLENE M. STEVENS  
(Seal)

State of Illinois ss: I, Samuel E. Pincich, a Notary Public in and for said County, in  
County of Cook do hereby certify that FREDERICK A. STEVENS  
AND DARLENE M. STEVENS, HIS WIFE

personally known to me to be the same person, whose name is see 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 volun-  
tary act, for the uses and purposes hereof set forth, including the release and waiver of the  
right of homestead.  
Given under my hand and official seal this 14th day of Sept, 19 74.

NOTARY PUBLIC  
SAMUEL E. PINCICH  
800 WAUKEGAN ROAD  
GLENVIEW, ILL. 60025

My Commission Expires 3-22-76

Glenview State Bank

BOX 533  
For information only in the address of  
above described property.

END OF RECORDED DOCUMENT

NO TAXABLE CONSIDERATION  
NO CONSIDERATION

63-12-923K

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