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23 476 899

WARRANTY DEED IN TRUST

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, That the Grantor C. E. BLOMGREN, INC., an Illinois Corporation

of the County of Lake and State of Illinois for and in consideration

of -----TEN (\$10.00)----- Dollars, and other good

and valuable considerations in hand paid, Conveys and warrants unto

The First National Bank of Lake Forest, a banking corporation of the United States of America, and qualified to accept and execute trusts under the laws of Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of September 1975, known as Trust Number 4856

the following described real estate in the County of Cook and

State of Illinois, to-wit:
Lot 22 (Except the North 32 feet), Lot 23 and the North 8.0 feet of Lot 24 in Block 3 in George F. Nixon and Company's First Addition to Northfield in the North Half of the South East quarter of Section 24, Township 42 North, Range 12, East of the third principal meridian, in the Village of Northfield.

Lots fifteen (15) and sixteen (16) in Block two (2), Lots one (1) and two (2) in Block eight (8), and Lots twenty-three (23) and twenty-four (24) in Block nine (9), all in George F. Nixon and Company's Home Budget Addition to Northfield, a Subdivision of Lot twenty (20) and the West Half (W 1/2) of Lot nineteen (19) in County Clerk's Division of Section twenty-four (24), Township forty-two (42) North, Range twelve (12), East of the Third Principal Meridian.

TO HAVE AND TO HOLD the said premises with the appurtenances thereto in trust 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 or 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 interest or to grant a sublease, successional or otherwise, to lease or let the title and powers herein contained in said trust to donee, to dedicate to mortgage, deeds of attorney, documents and property in any manner, to lease said property or any part thereof from time to time in possession or reversion, by leases 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 demise, the term of 100 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 he sees fit, to contract to make leases and to grant options to lease and options to sell, to assign, to exchange or to purchase the same or any part thereof, to lease or let the title and powers herein contained in said trust to contract respecting the number, fixing the amount of premium or future rental, in addition to the payment of any sum or sums of money, or any part thereof, to any person or persons, to whomsoever of any kind, to release, convey or assign any right, title or interest in or about or easement or right-of-way in 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 may 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 part dealing with said trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, be deemed to be a transfer, sale, assignment, or otherwise, of the title or interest in said premises or any part thereof, or money borrowed or advanced on said premises or be obliged to see that the terms of the trust have been complied with, or be obliged to incur into the necessity of 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 creation of the trust created by this indenture, said trustee had full power to do all acts and things necessary or convenient or proper in connection with the trust, (b) that all acts done in accordance with the trust, constitute a valid, just and equitable obligation, (c) that all debts, expenses and charges thereunder, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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 said trustee or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register the same in the certificate of title or duplicate thereof or memorandum. 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, having express knowledge and release of any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the creation of or homestead from any or execution of mortgages.

caused its corporate seal to be hereto affixed and has caused its name to be caused to these presents by its President and attested by its

President 25th day of September, 1975. C. E. BLOMGREN, INC.

ATTEST:

By: *C. E. Blomgren* (SEAL)
President

The space for affixing index and revenue stamp
Exempt Pursuant to Statute
S 4, para (e)
5-6-16

23 476 899
Book Number

State of Florida and
County of Sarasota

Mary K. Jones

the undersigned, as Notary Public in and for said County, in the name aforesaid, do hereby certify that Jane H. Blomgren and Bruce Blomgren personally known to me to be the President and Secretary respectively and

swear to me to be the same persons as whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same in their names and voluntary act, for the uses and purposes therein set forth, testifying to the same and owner of the right of homestead.

Done under my hand and seal on the 23rd day of September, 1975.

Mary K. Jones

10.00

This Instrument prepared by
Thomas H. Snyder, One IBM Plaza
Chicago, Illinois 60611

Trust Department
First National Bank of Lake Forest
P.O. Box 381
Lake Forest, Illinois

1731 Walters
Northbrook, Illinois

BOX 533

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 7 10 06 AM '76

Lillian A. Clegg
CLERK OF THE COURT

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT