

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



23 476 899

The above space for recorder's use only.

75962AE

THIS INSTRUMENT 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

Parcel 1

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.**

Parcel 2

~~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 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 or alleys and to vacate any subdivision or part thereof, and to redivide 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 lease 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 lease 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 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 in same, as 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 owning the same to deal with the same, whether similar to or different from the uses above specified, at any time or times hereafter.

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.

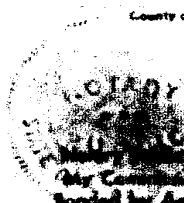
And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of probate assets from taxation or succession or of probate assets from taxation or succession or of probate assets from taxation or succession.

caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President and attested by its Secretary on the 25th day of September, 1975. **C. E. BLOMGREN, INC.**

ATTEST:

[Signature] (REAL) By: *[Signature]* (REAL) President

State of **Illinois** County of **Sarasota** **Mary K. Jones** a Notary Public in and for said County, in the same presence as hereto certify that **Jane H. Blomgren and Bruce Blomgren personally known to me to be the President and Secretary respectively and personally known to me to be the same person as whose name I am subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, consented and approved the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and convey of the right of habendum.** Given under my hand and seal this **25th** day of **September, 1975.**



[Signature] Notary Public

This Instrument prepared by **Thomas N. Snyder, One IBM Plaza Chicago, Illinois 60611** Trust Department First National Bank of Lake Forest P.O. Box 391 Lake Forest, Illinois

1731 Walters Northbrook, Illinois

10.00

Exempt pursuant to statute 54. para (e) 5-6-76 J. H. Snyder, Agent

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BOX 533

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 7 10 06 AM '76

Allen H. Wilson
RECORDED BY 10210

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END OF RECORDED DOCUMENT