

# UNOFFICIAL COPY

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DEED IN TRUST

Modern Law Forms  
No. 231

The Grantor **CATHERINE M. ZIPPRICH**, a widow and not since remarried  
of the **Village of Wilmette** County of **Cook**, and State of Illinois,  
in consideration of the sum of **TEN and NO/100 (\$10.00)** Dollars,  
and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims  
to **Catherine M. Zipprich**, as Trustee  
under the terms and provisions of a certain Trust Agreement dated the **27th** day of **September** 1976  
and designated as Trust No. **1976 A**, and to any and all successors as Trustee appointed under said Trust  
Agreement, or who may be legally appointed, the following described real estate:

**PARCEL 1:**  
Lot 3 (except the South 102.17 feet thereof) in Wilmette Ridge,  
being a subdivision of lot 9 (except that part of lot 9 which  
lies North of the North line of lot 2 extended West) said lots  
2 and 9 being in County Clerks Division of lot 14 of County  
Clerks Division of the West half of Section 33, Township 42  
North, Range 13, East of the Third Principal Meridian, according  
to the plat recorded March 31, 1900 as document 2942192 book  
of plats page 32 together with vacated streets and alleys  
adjoining to said real estate;

**PARCEL 2:**

Easements as established by the Resubdivision dated March 16,  
1965 and recorded July 21, 1965 as document 19533976 and by Plat  
of Resubdivision thereto attached and by the Declaration of  
Easements and Covenants for High Point dated May 15, 1966 and  
recorded June 16, 1966 as document 19859186 made by  
Evanston Trust and Savings Bank, as trustee under trust  
agreement dated December 15, 1965 and known as trust No. 675;  
and as created by the deed from Cosmopolitan National Bank of  
Chicago trustee under trust agreement dated February 19,  
1965 and known as trust No. 15113 to Barbara Blahut dated  
September 8, 1965 and recorded October 6, 1965 as document  
19609637.

For the benefit of Parcel 1 aforesaid for ingress and egress  
and parking over and across:

Those areas as denoted on Plat of Subdivision dated March 16,  
1965 and recorded July 21, 1965 as document 19533976 as  
"Parking" and "ingress and egress" easement (except that part  
thereof falling in Parcel 1 aforesaid) in Wilmette Ridge  
Subdivision aforesaid, all in Cook County, Illinois. \*\*

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To have and to hold said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County Thomas A. Zipprich and Mary Catherine Bueltmann is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

In Witness Whereof, the Grantor has hereunto set her hand and seal this 27th day of September 19 76.

Catherine M. Zipprich (SEAL)  
Catherine M. Zipprich (SEAL)

This Deed prepared by Denis J. Owens, Esq., 3 South Prospect, Park Ridge, Ill. 60068



1924 A. Wilmette Ave.  
Wilmette, Illinois

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STATE OF ILLINOIS 1977 JAN 3 PM 12 14

COUNTY OF COOK

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11.10

I, Lynn M. Kaczmarek

, a Notary Public,

in and for the County of Cook

, Illinois, do hereby certify that

Catherine M. Zipprich, a widow and not since remarried, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this  
September 19 76.

27th

day of

*Lynn M. Kaczmarek*  
Notary Public



*[Handwritten signature]*

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END OF RECORDED DOCUMENT