

DEED IN TRUST (ILLINOIS)

No. 1290 REVISED 10-26-50

23 072 453

GEO. E. COLE & CO. CHICAGO LEGAL BLANKS

23 747 569

DEED IN TRUST

This Indenture Witnesseth, THAT THE GRANTOR MARGARET M. BIRMINGHAM, A SINGLE PERSON

of the County of McHenry and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto, McHenry State Bank

of McHenry, Illinois as Trustee, under the provisions of a trust agreement dated the 30th day of November, 1976, and known as Trust Number 1112 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every the survivor or survivors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to-wit: SEE COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Parcel 1:

- |                             |                          |
|-----------------------------|--------------------------|
| Units 601-1 To 601-9 Incl;  | 801-1A Thru 801-8A Incl; |
| 703-4                       | 805-1 Thru 805-8 Incl;   |
| 705-3                       | 800-1 Thru 800-5 Incl;   |
| 803-2, 803-5, 803-6;        | 800-8;                   |
| 801-1, 801-6, 801-7, 801-8; | 900-1 Thru 900-4 Incl;   |
| 803-1A to 803-4A Incl;      | 900-6 & 900-8;           |

All in Brookside Condominium as delineated on survey of certain lots or parts thereof in Ladd's Garden Quarter Streamwood, being a subdivision in Section 13, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded February 13, 1974 as Document No. 22628184, in Cook County, Illinois, which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership made by The Robino-Ladd Company, recorded in the office of the recorder of deeds of Cook County, Illinois as Document No. 22848901, as amended, together with the percentage of the common elements appurtenant to said unit as set forth in such Condominium Declaration, as amended from time to time, (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois

ALSO

Together with an easement for parking purposes in and to parking space No. G-703-4, G-705-3, G-803-2, G-803-5, G-803-8, G-801-1, G-801-6, G-801-7, G-801-8, G-803-1A, G-803-4A, G-801-1A Thru G-801-8A Incl, G-805-1 Thru G-805-8 Incl, G-800-1 Thru G-800-5 Incl, G-800-8, G-900-1 Thru G-900-4 Incl, G-900-6 and G-900-8, G-805-2A and G-805-3A.

PARCEL 2:

LOTS 3, 4, 5, 6 AND A IN LADD'S GARDEN QUARTER STREAMWOOD, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1974 AS DOCUMENT 22628184, IN COOK COUNTY, ILLINOIS.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION PURSUANT THERETO.

6503 723 M  
Re Record to Court to 22628184

23 072 453  
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509

Property of Cook County

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, power 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, time, not exceeding in the case of any single demise the term of 198 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 purchase the whole or any part of the land or any part of the land; 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 easement appurtenant to said premises or any part thereof; and to do all that 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 or advanced 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 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 or 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 every such 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.

Anything herein to the contrary notwithstanding, all and every the successor or successors in trust under said trust agreement shall upon appointment become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of said trustee.

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 condition," or "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 S. and release S. 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 aforesaid has hereto set her hand and seal this 1st day of December, 1976

Mauryel M. Birmingham (SEAL)

12 00

11 00

23 747 569


THIS DEED EXEMPT UNDER PARAGRAPH D, SECTION 4 OF THE Real Estate Transfer Act. Date: December 1, 1976 Signed: Mauryel M. Birmingham The Robtmo-Ladd Company

UNOFFICIAL COPY

23872453

STATE OF Illinois )  
COUNTY OF McHenry ) ss. / Karin L. Guelzo  
a Notary

THIS DOCUMENT CORRECTED AND RE-ACKNOWLEDGED THIS 9th DAY  
OF February, 1997.

*Karin L. Guelzo*  
Notary Public  


My Commission expires: January 1980

23 872 453

Property of Cook County Clerk's Office

BOX 535

Trust No.

Property of Cook County Clerks Office

in and for said County, in the State aforesaid, do hereby certify that Margaret M. Birmingham.

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 had, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVES under my hand and Notarial seal this 3th day of February A. D. 19 77.

My Commission expires: January 1980

Dec 15 10 07 AM '76

\*23747169

APR 1 9 45 AM '77  
By: K. M. ...  
Kendrick and wife  
← Mail to

\*23872153

BOX 533

Deed in Trust

TO

TRUSTEE

GEORGE ECOLE & COMPANY

END OF RECORDED DOCUMENT