

WARRANTY DEED IN TRUST

23 082 926

The above space for recorder's use only

A 596 700

5-12-75

Rec'd Kennedy

Section 4

THIS INDENTURE WITNESSETH, That the Grantors, James A. Tagtmeier and Lynn F. Tagtmeier, his wife

of the County of Erie and State of Ohio for and in consideration of Ten and 00/100 (\$10.00) 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 1st day of May 1975, known as Trust Number 1105 the following described real estate in the County of Cook and State of Illinois, to-wit:

The North one-half of Block 11 (except the East 150 feet and also except the West 150 Feet thereof) in Oak Glen, being a subdivision of the South one-half of the Northwest quarter, Section 35, Township 42 North, Range 1 East of the third Principal Meridan, in Cook County, Illinois, also except that part taken or used for an alley.

Grantees Address

800 Waukegan Road, Glenview, Ill.

500

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee and for the use 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, in streets, parks, streets, highways or alleys and to vacate any part, or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on a / term, 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 lease, 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, and 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 consent 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, interest in or about or incident 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 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 that the terms of this trust agreement 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, covenants and limitations contained in the indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 said trustee or his or her 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 heretofore registered, the Registrar of Titles is hereby directed not to register or file 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.

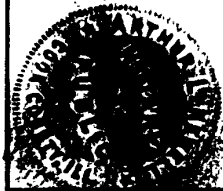
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors above signed and sealed their hands and seals this 1st day of May 1975.

James A. Tagtmeier (Seal)

Lynn F. Tagtmeier (Seal)

State of Illinois, I, Arthur L. Newell, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that James A. Tagtmeier and Lynn F. Tagtmeier, his wife



personally known to me to be the same persons whose names are 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 voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 1st day of May 1975

Deed prepared by: Arthur L. Newell, 33 N. Dearborn St., Chicago, Ill. 60602

1821 Grove St., Glenview, Ill.

For information only insert street address of above described property.

THIS SPACE FOR CHANGES BY RECORDER

23 082 926

BOX 538

UNOFFICIAL COPY

MAY 13 1975 3 08 PM

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Property of Cook County Clerk's Office

MAIL TO: