

UNOFFICIAL COPY

COOK COUNTY FILED FOR REC'D
WARRANTY DEED IN TRUST
MAY 27 12 40 PM '75
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THIS INDENTURE WITNESSETH, That the Grantors **RALPH J. ZENGELER and ROBERT J. LECHNER, d/b/a A. W. ZENGELER COMPANY, a partnership** of the County of Cook and State of Illinois for and in consideration of Ten and no/100--- (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the Northbrook Trust & Savings Bank, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the ___ day of _____, 1975, known as Trust Number LT-974, the following described real estate in the County of Cook and State of Illinois, to-wit: The Westerly 80 feet of the following described tract of land: That part of the South 8 acres of the South East Quarter of the South East Quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, which lies Easterly of a line described as follows: Commencing at a point on the South line of South East Quarter of Section 2 at a distance of 77.58 feet East of the point of its intersection with a line 275 feet Northeasterly of (measured perpendicularly thereto) the said center line of the right of way of the Chicago and Northwestern Railway Company, thence North to the North line of said South 8 acres along a line which forms a North West angle of 90 degrees 01 minutes 39 seconds with the South line of the South East Quarter of Section 2 aforesaid, and which lies Westerly of the Westerly line of Skokie Boulevard as now dedicated and north of the Northerly line of Dundee Road as dedicated all in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises unto the said trustee 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 create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase or 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, power and authority herein granted to said trustee 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 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 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 premises or any part thereof and to grant leases and options to lease and options to purchase the whole or any part of the premises, 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 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 to the application of any purchase money, rent, or money borrowed 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 releasing, conveying, or assigning any right, title or interest in or about or appurtenant to said premises, or any part thereof, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) if the conveyance is made to a successor or successors in trust, that such said successor or successors in trust have been duly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their 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 about 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 S hereby expressly waive and release 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 S aforesaid ha VC hereunto set their hands and seals
this 8th day of May 1975
INSURUMENT PREPARED BY:
Nicholas P. Goschi (Seal)
Nicholas P. Goschi
135 S. LA SALLE ST.
CHICAGO, ILLINOIS 60603
Ralph J. Zengeler and Robert J. Lechner, d/b/a A. W. ZENGELER COMPANY, a partnership

State of Illinois)
County of Cook)
Nicholas P. Goschi a Notary Public in and for said County, in the state aforesaid, do hereby certify that Ralph J. Zengeler and Robert J. Lechner

personally known to me to be the same person S whose name S 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 8th day of May 1975
Nicholas P. Goschi
Notary Public

GRANTEE: Northbrook Trust & Savings Bank
1800 SHEPHERD AVENUE
NORTHBROOK, ILLINOIS 60062
55th DUNDEE ROAD
NORTHBROOK, ILLINOIS 60062
For information only insert street address of above described property.
BOX 533

END OF RECORDED DOCUMENT