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COOK COUNTY
FILED
DEED IN TRUST

(QUIT-CLAIM)
JUN 16 12 46 PM '75

23 115 217.

RECORDED

*23115217

(The Above Space For Recorder's Use Only)

739K

THIS INDENTURE WITNESSETH, that the Grantor Mary J. Sharpe, a spinster
P. O. Box 700 Arlington Heights, Illinois 60006
of the County of Cook and State of Illinois, for and in consideration of the sum
of Ten Dollars,
(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Convey S and Quit-Claim S unto North Point State Bank, an Illinois bank-
ing corporation of Arlington Heights, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the 14th day of April, 1975 and known as Trust Number
40, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP
42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF
SAID NORTH EAST 1/4 THROUGH A POINT ON SAID EAST LINE WHICH IS 944.17
FEET SOUTH, AS MEASURED ALONG SAID EAST LINE, OF THE NORTH EAST CORNER OF
THE SOUTH 1/2 OF SAID NORTH EAST 1/4, WHICH IS 675.38 FEET WEST OF THE
FAST LINE OF SAID NORTH EAST 1/4, AS MEASURED ALONG SAID LINE DRAWN AT
RIGHT ANGLES; THENCE NORTH 36 DEGREES 21 MINUTES 40 SECONDS WEST, A
DISTANCE OF 122.23 FEET FOR PLACE OF BEGINNING, THE EAST LINE OF THE
SOUTH 1/2 OF SAID NORTH EAST 1/4 HAVING AN ASSUMED BEARING OF N-S; THENCE
NORTH 36 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF 58.50 FEET;
THENCE SOUTH 53 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 51.0
FEET; THENCE SOUTH 36 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF
58.50 FEET; THENCE NORTH 53 DEGREES 36 MINUTES 20 SECONDS EAST, A
DISTANCE OF 51.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY,
ILLINOIS

PARCEL 2:
EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AS SET
FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND LIENS
MADE BY AETNA STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER
6, 1973 KNOWN AS TRUST NUMBER 1840, DATED NOVEMBER 23, 1974 AND
RECORDED DECEMBER 10, 1974 AS DOCUMENT NO. 22930624 AND AS CREATED BY DEED

the attached deed represents &
is in compliance with provisions of Paragraph
"Estate Transfer Tax Act"
NO TAXABLE CON

23 115 217.

Cook County Clerk's Office

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SUBJECT TO:

TO HAVE AND TO HOLD the said real estate 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, with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain said real estate or any part thereof, to dedicate, park, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases of convenience in the present or in the 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 connected with said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any wrong done by it or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 waive, release and relinquish 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 hereunto set her hand and seal this 22nd day of April, 1975.

Mary J. Sharpe [Seal]
Mary J. Sharpe, spinster

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Thomas J. Edfors, a Notary Public in and for said County of Cook, Illinois, do hereby certify that Mary J. Sharpe, spinster P. O. Box 700 Arlington Heights, Illinois, personally known to me to be the same person whose name she has subscribed to the foregoing instrument, and before me this day in person and acknowledged that she signed, 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.

GIVEN under my hand and Notarial Seal this 22nd day of April, 1975.
My Commission Expires April 23, 1977
Commission expires 1977

Thomas J. Edfors [Seal]
NOTARY PUBLIC

Document Prepared By:
Ronald S. Urkovich
47 S. Milwaukee Ave.
Wheeling, Illinois 60090

ADDRESS OF PROPERTY:
3750 Salem Walk
Northbrook, Illinois
SEND SUBSEQUENT TAX BILLS TO:
North Point State Bank
Trust #40 P. O. Box 700
Arlington Heights, Illinois 60006
(Address)

I hereby declare that this transaction exempt from consideration under Section 4, of the Real Property Tax Act of 1973.

AFFIX "RIDERS" OR REVENUE STAMPS HERE



23115217
DOCUMENT NUMBER