

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:
JAMES J. REAGAN, ATTORNEY AT LAW
1351 SHERMER ROAD, NORTHBROOK, ILL.

WARRANTY DEED IN TRUST
SEP 24 2 35 PM '75

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that the attached is under 500 of the Real Estate Transfer Tax Act.

500

THIS INDENTURE WITNESSETH That the Grantors --RICHARD H. EISEMANN and DOROTHY G. EISEMANN, his wife-- of 2039 Maple Avenue of the Village of Northbrook of the County of Cook and State of Illinois for and in consideration of \$100.00 (\$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 2nd day of September 1975, known as Trust Number LT-1064, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 in Block 4 in Northbrook Manor, a Subdivision of the South half of the South East quarter (except the Northerly 16 rods of the easterly 40 rods thereof) and the East half of the South half of the South half of the South West quarter of Section 9, Township 42 North, Range 1, East of the Third Principal Meridian, in the Village of Northbrook, in Cook County, Illinois.**

SUBJECT TO: General taxes for 1974 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any.**

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 is hereby granted to said trustee to improve, maintain, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create an subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to convey on any terms, in 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 do or die, 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 the future, and upon any terms and for any period 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 of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times by writing, 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 trustee of trust the amount of leased 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 or interest in or about or easement 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 do, all 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 any part of said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see 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 any act of said trustee, or be obliged 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 to use 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 terms, 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.

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 S hereby expressly waive and release any and all right or benefit under an 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 have hereunto set their hand S on seal S this 4th day of September 1975

Richard H. Eiseemann (Seal) Dorothy G. Eiseemann (Seal)
Richard H. Eiseemann Dorothy G. Eiseemann
(Seal) (Seal)

State of Illinois }
County of Cook } S. Sally J. Dettman
a Notary Public in and for said County, in the state aforesaid, do hereby certify that --RICHARD H. EISEMANN and DOROTHY G. EISEMANN, his wife--

personally known to me to be the same person S, whose name S 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 4th day of September 1975



Northbrook Trust & Savings Bank
2244 Oak Street, Northbrook, Illinois 60062
For information only insert street address of above described property.

NO TAXABLE CONSIDERATION

23 233 136

END OF RECORDED DOCUMENT