

UNOFFICIAL COPY

WARRANTY DEED IN TRUST  
This instrument prepared by:  
Kenneth H. Cooke  
1250 Shermer Rd.  
Northbrook, Ill. 60062

1979 JAN 4 PM 2:36  
RECORDED BY DEEDS  
COOK COUNTY ILLINOIS  
THE ABOVE SPACE FOR RECORDERS USE ONLY

24789582  
RECORDER

THIS INDENTURE WITNESSETH, That the Grantors Frederick T. Forman and  
Maureen R. Forman, his wife, 24789582 A - REC 10.15  
of the County of Cook and State of Illinois for and in consideration  
of ----- (\$10.00) ----- Dollars, and other good  
and valuable considerations in hand paid, Convey and warrant  
unto the Northbrook Trust  
& Savings Bank, 1250 Shermer Road, Northbrook, Illinois, a corporation of Illinois, as Trustee under the provi-  
sions of a trust agreement dated the 22nd day of November 1978  
known as Trust Number LT-1960, the following described real estate in the  
County of Cook and State of Illinois, to-wit:

The South 25 feet of Lot 13 and the North 30 feet of Lot  
14 in Krenn and Dato's Church Street Addition to Dempster  
Street "L" Terminal, being a Subdivision of that part of  
the East 5.12 chains of the West 11.09 chains of the East  
half of the North West quarter of Section 15, Township 41  
North, Range 13 East of the Third Principal Meridian, lying  
South Easterly of the center line of Gross Point Road,  
in Cook County, Illinois.

10.00 MAIL

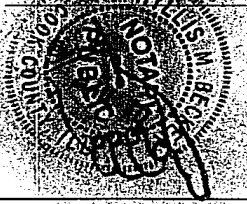
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.  
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks,  
streets, highways or alleys and 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, powers 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, by  
leases 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  
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 provi-  
sions 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 prop-  
erty, 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 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 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 exe-  
cuted 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 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, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such suc-  
cessor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his,  
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 pro-  
ceeds 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 "with conditions" 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 have hereunto set their hands and seals  
this 22nd day of November 1978

*Frederick T. Forman* (Seal) *Maureen R. Forman* (Seal)  
(Seal) (Seal)

State of Illinois, I, Phyllis M. Becker a Notary Public in and for said County, in  
County of Cook the state aforesaid, do hereby certify that Frederick T. Forman and  
Maureen R. Forman, his wife



personally known to me to be the same person s whose name 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 14th day of December 1978  
*Phyllis M. Becker*  
Notary Public

MAIL TO: Grantee's Address: 9515 N. Kolmar Ave.  
Northbrook Trust & Savings Bank Skokie, Ill. 60076  
1250 Shermer Road  
Northbrook, IL 60062  
For information only insert street address of above described property.

Form 18820 BFC

Exempt under provisions of Paragraph Section 4

Real Estate Transfer Tax Act.

12/11/78 Date

24789582

24789582 Document Number

END OF RECORDED DOCUMENT