

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
WARRANTY DEED IN TRUST FOR RECORD

24 858 844

RECORDED FOR RECORD

FEB 23 1978 1 04 PM

The above space for recorder's use only

* 24858844

THIS INDENTURE WITNESSETH, That the Grantor BARBARA SHERMAN, a
never married person

of the County of Cook and State of Illinois for and in consideration of
Ten (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Convey s and Warrant s unto
North Brook Trust & Savings Bk. as Trustee under the provisions of a trust agreement dated
the 7th day of August 1978, known as Trust Number LT-1856, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit "A" attached hereto and made a part
hereof.

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Subject to matters listed on Exhibit "B" attached hereto and made
a part hereof.

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 contract either with or without consideration, to convey said premises or any part thereof to a suc-
cessor or successors in trust and to grant in such succession 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 the past or in the future, and upon any terms and for any period or periods of time, not exceed-
ing 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 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 am-
ount 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 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 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, con-
tracted 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 ad-
vanced 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 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, conditions and limita-
tions 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 convey-
ance 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 a 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 hereby expressly waive s and release s any and all right or benefit under and by virtue of any act of 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
21st day of August 19 78.

(Seal) Barbara Sherman (Seal)
BARBARA SHERMAN (Seal)

Notary Public in and for said County, in the
State of ILLINOIS ss.
County of COOK
do hereby certify that
BARBARA SHERMAN

Personally known to me to be the same person whose name is subscribed to the fore-
going instrument, appeared before me this day in person and acknowledged that she signed,
sealed and delivered the said instrument as her free and voluntary act and deed and for the purposes
therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 21st day of August 1978

Theresa A. Guey
Notary Public
Cook County, Illinois

This Document Prepared By:
Ronald H. Balson, 180 N. LaSalle
Chicago, Illinois 60601

500 Love Drive
Prospect Heights, Illinois

For information only insert street address of
above described property.

note - 1250 Sherman Rd
Northbrook

BOX 533

Handwritten: 4/24/88 66-41-3232

Vertical text: Exempt under provisions of Paragraph 4, Section 4, of the Transfer Tax Act. Beyer-Salfer & Representative

Vertical text: Notary Public in and for said County, in the State of Illinois

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Document Number

PHASE IILEGAL DESCRIPTIONPARCEL 1:

The South 63.0 feet of the North 298.0 feet of the West 53.58 feet of that part of Lot 1 lying East of a line drawn at right angles to the North line of said Lot 1 from a point on said North line, 599.39 feet East of the Northwest corner of said Lot 1 in Briar Lake Subdivision of part of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easements for the benefit of Parcel 1, as created by deed from the First National Bank of Skokie, a National Banking Association, as Trustee under Trust Agreement dated October 14, 1957, known as Trust Number 576 to John M. Duffy dated January 2, 1962 and recorded January 2, 1962 as Document Number 18367699 for ingress and egress over the East 30 feet of the North 1/2 of the North East 1/4 of the North West 1/4 of Section 24, Township 42 North, Range 11 East of the Third Principal Meridian, (excepting therefrom that part taken or used for Palatine Road and Expressway), in Cook County, Illinois.

PARCEL 3:

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements, appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated the 29th day of November, 1977, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24254429 as amended and its Supplemental Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated the 2nd day of March, 1978, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24361640, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them.

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EXHIBIT "B"

The within and foregoing conveyance is made subject to the following:

- 1) General real estate taxes for the year 1978 (second installment) and subsequent years.
- 2) Easements and building, building line, and use or occupancy restrictions, conditions and covenants of record.
- 3) Zoning and building laws or ordinances.
- 4) Declaration of Party Wall Rights, Easements, Covenants, and Restrictions.
- 5) Terms and conditions of the Planned Unit Development Ordinance and Annexation Agreement applicable to the real estate.
- 6) Rights of Parties in Possession, or existing leases.

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT