

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

25748379

1981 JAN 23 AM 10:09

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors BRUCE A. HORIGAN and ERIKA S. HORIGAN

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 GLENVIEW STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 29th day of November 1980, known as Trust Number 2615 the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 150 in Park Dwellings Condominium as delineated on a survey of the following described parcel of real estate (hereinafter referred to as 'Parcel'): Certain lots in part of the Southeast quarter of the Northwest quarter and part the Southwest quarter of the Northeast quarter of Section 34, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibits B, C and D to the Declaration of Condominium recorded as Document Number 25662156 together with its undivided percentage interest in the common elements.

(Legal Description continued on reverse side of this document.)

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TO HAVE AND TO HOLD the said premises with the appurtenance 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 mortgage, to 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 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 fix the amount 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, 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 the 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 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon the beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 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 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 aforesaid have hereunto set their hands and seals this 31st day of October 1980

Bruce A. Horigan (Seal)
BRUCE A. HORIGAN

Erika S. Horigan (Seal)
ERIKA S. HORIGAN

10.00 (Seal)

State of Illinois I, the undersigned, a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that BRUCE A. HORIGAN and ERIKA S. HORIGAN, his wife

personally known to me to be the same persons whose names 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 8 day of December, 1980

Sidney K. Olson
Notary Public

Glenview State Bank

150 Park Drive, Glenview, Ill
For information only insert street address of above described property.

This space contains the provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller

Date

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UNOFFICIAL COPY

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 aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; General taxes for the year 1980 and subsequent years covenants, conditions restrictions and easements of record; Condominium Property Act of Illinois.

25748379

25748373

Mail to:

Mr. Bruce A. Harigan

104 A Park Drive

Glenview, Ill

BOX 533

END OF RECORDED DOCUMENT