

25765985

DEED IN TRUST

1 00

68-15-197A

THIS INDENTURE WITNESSETH that the grantor William S. Ramsay, married to Ann Phipps Ramsay, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Willaim Selwyn Ramsay III, of 1300 Larrabee Lane, Northbrook, Illinois, as Trustee under the provisions of a certain declaration of trust dated the 28th day of October 1980 (referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit Number 1-"W" in Forestwood Condominium, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "parcel") Lots 10 and 11 in Block 2 in the Resubdivision of Blocks 4 and 5 in Gibbs, Ladd and George's addition to Evanston in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration made by La Salle National Bank, National Banking Association, as Trustee under Trust Agreement dated March 1, 1974 and known as Trust Number 43276, recorded in the Office of the Recorder of Cook County, Illinois as Document 22867067, together with an undivided per cent interest in said parcel (except from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

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; 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 praesenti or in futuro, 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

Recorder's Office  
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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
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*William S. Ramsay*  
RECORDER OF DEEDS  
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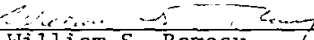
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leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property or any part thereof, for other real or personal 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 consideration 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 this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or to 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 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 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.

And the said grantor and Ann Phipps Ramsay, his wife, have hereby expressly waived and released 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, William S. Ramsay aforesaid has hereunto set his hand and seal this 30<sup>th</sup> day of January, 1981.

 (SEAL)  
William S. Ramsay

 (SEAL)  
Ann Phipps Ramsay

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State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William S. Ramsay and Ann Phipps Ramsay, his wife, personally known to me to be the same persons 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 30 day of January, 1981.

Commission expires October 17, 1981.

*[Signature]*  
Notary Public

This Instrument was prepared by Jerry C. Lagerquist of Schumacher, Jones, Vallely, Kelly & Olson One First National Plaza - Suite 3050 Chicago, Illinois 60603

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

1/30/81 Date *[Signature]* Buyer, Seller or Representative

Box 208

25765985

END OF RECORDED DOCUMENT