

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Shirley Nelson

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ALL OTHER PAGE 01106
COOK COUNTY ILLINOIS

1979 JUN 21 AM 10 35

JUN-21-79 The above space for recorder's use only A -- Rec

10.00

THIS INDENTURE WITNESSETH, That the Grantors, Dorothy M. Nielson, a widow not since remarried, Diane B. Gossard, a married woman, and Susan D. Lies, a married woman 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 DOWNERS GROVE NATIONAL BANK, a national banking association, as Trustee under the provisions of a trust agreement dated the 15th day of June 19 79, known as Trust Number 79-148 the following described real estate in the County of Cook and State of Illinois, to-wit:

RESIDENCE UNIT NUMBER 103 AND GARAGE UNIT NUMBER 103-G IN SPRINGWOOD MANOR CONDOMINIUM AS DELINEATED ON SURVEY OF THE EAST 178.5 FEET OF THE SOUTH 15 FEET OF LOT 3 AND THE EAST 178.5 FEET OF LOTS 4, 5 AND 6 IN MAXTED'S SUBDIVISION OF THE EAST 478 FEET OF THE NORTH 775.5 FEET (EXCEPT THE EAST 145.2 FEET OF THE WEST 178.2 FEET OF THE NORTH 350 FEET THEREOF) OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1948 AS DOCUMENT NUMBER 14442019 IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PCL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PULLMAN BANK AND TRUST CORPORATION (CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1968 AND KNOWN AS TRUST NUMBER 7180632 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22734943 AND AMENDED BY DOCUMENT NUMBER 22769411 TOGETHER WITH AN UNDIVIDED 3.36% INTEREST IN SAID PARCEL (EXCEPTING 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

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RECEIVED IN BAD CONDITION

Cook County Clerk's Office

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(Legal attached)

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 roads, streets, highways or alleys and to execute any subdivisions or part thereof, and to reacquire 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 lease 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 lease during the term of 100 years, said 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 loans and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of taking 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 adjacent 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 acting in 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, be deemed to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, such as money advanced 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 affected or prejudiced in any way by 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, (1) that at the time of the execution of the same the trust created by this instrument and by said trust agreement was in full force and effect, (2) that such conveyance or other instrument was executed in accordance with the trust, conditions and authorities contained in this instrument and in said trust agreement, and (3) that the same instrument and the same money were all lawfully obtained. (4) That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (5) 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, and duties and obligations of the trustee and his or her predecessor in trust.

The intent of each of the provisions hereunder and of all persons claiming under them or any of them shall be only to the extent, such and persons to the extent of their own knowledge 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 as trustee in the exercise, credit and proceeds thereof or otherwise.

If the title to any of the above land is now or hereafter registered, the Register of Titles is hereby directed not to register or enter in the certificate of title or duplicate thereof any instrument, the words "in trust", or "trust condition", or "with limitations", or words of similar import, in accordance with the Statute, such case made and provided.

And the said trustee is hereby empowered to execute and deliver any and all right or benefit under and by virtue of any and all provisions of the Statute of Illinois providing for the execution of instruments hereunto to be executed or otherwise.

IN WITNESS WHEREOF the trustee 5 have signed their names and their seals on this 15th day of June 1979 at Springfield, Illinois.

Dorothy M. Nielsen (Seal) Diane B. Gossard (Seal)
Dorothy M. Nielsen (Seal) Susan D. Lies (Seal)

This property is the homestead of Diane B. Gossard.

State of Illinois: In the County of Springfield, Illinois, I, the undersigned, Clerk of said County, in and for said County, do hereby certify that Dorothy M. Nielsen, a widow and single person, Diane B. Gossard, a married woman, and Susan D. Lies, a married woman

personally appeared 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 and voluntary act for the same purposes and terms as herein set forth, including the release and waiver of the right of preemption, and that they were duly and lawfully married at the time they executed the same.



Diane B. Gossard
Notary Public

State of Illinois
Notary Public
100 North State Street
Springfield, Illinois

1000 W. 4th Road, Western Springs, Ill.
For information only must show address of above named property.

THE NOTARY PUBLIC
Diane B. Gossard, Notary Public

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Section 5
This space for Illinois and Revenue Stamps
and other provisions of Paragraph 5
of the Statute of Illinois
c/lls/ls R. Nielsen
Notary Public
10.00
25014890
DOCUMENT NUMBER

END OF INSTRUMENT