

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
DEVON BANK
DEED IN TRUST

25162570

RECORDED FOR DEED

*25162570

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor SUSAN GRAZIANO, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100----- (10.00)----- Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the DEVON BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of August 1978, known as Trust Number 3516 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Unit No. 505-E in Northbrook Country Condominium as delineated on the survey of the parcel of real estate described as follows:

That part of the Northwest quarter of the Northwest quarter of Section 2, Township 42 North, Range 12 East of the Third Principal Meridian, lying West of the East 14.97 acres thereof and North of the South 15 acres of that part of the Northwest quarter of the Northwest quarter of said Section 2 lying West of the East 14.97 acres thereof;

which survey is attached as Exhibit "A" to Condominium Declaration recorded with the Recorder of Cook County as Document No. 25054981, together with its undivided percentage interest in the Common Elements.

Mortgagor also grants to Mortgagee, its successors and assigns the right to the exclusive use and possession for parking purposes of that Limited Common Element delineated as Parking Space(s) No. 4 on the survey attached as Exhibit "A" to the said Condominium Declaration.

Mortgagor also hereby grants to Mortgagee, its 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.

This Mortgage is subject to all rights, easements, restrictions, conditions and reservations contained in the aforementioned Condominium Declaration and Exhibits thereto and in the Condominium Property Act of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; taxes for the year(s) 1978, 1979 and subsequent years; covenants, conditions and restrictions of record and those subsequently filed of record if authorized by the Condominium Declaration; private, public and utility easements; roads and highways, if any, and rights of the public into, over, upon and across all public highways; building lines, easements, cross-easements and restrictions of record; party wall rights and agreements, if any; applicable zoning or building laws or ordinances.

Exempt under provisions of Paragraph 1 of Real Estate Transfer Tax Act.
Date 9/13/79
By: [Signature]
Section 1

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Property of

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 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 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 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 give 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 required 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 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.

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 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, 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 on other wise.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal this 14th day of September, 1979.

Susan Graziano (Seal) (Seal)

State of Illinois, ss. I, Jeane Schneider, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Susan Graziano

This instrument was prepared by: SAIFORD MEISELMAN LAND TRUST DEPT. DEVON BANK 6445 N. WESTERN AVE. CHICAGO, ILL. 60645

personally known to me to be the same person whose name is subscribed to the foregoing 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 for the uses and purposes therein set forth, including the release and waiver of the right of redemption.

Given under my hand and notarial seal this 14th day of September, 1979. Jeane Schneider Notary Public

DEVON BANK 6445 NORTH WESTERN AVENUE (HO 5-2900) BOX 39

1125 Lake Cook Rd., Northbrook, Ill.

For information only insert street address of above described property.

END OF RECORDED DOCUMENT

Section representative

This space for affixing Riders and Revenue Stamps

25162300

10.00