

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

John H. Quinn
RECORDER OF DEEDS

QUIT CLAIM **25231546**

1979 NOV -8 AM 10:23

25231546

Form 16-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Eileen I. Weisbrod, a widow and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Conveys and ~~WARRANTY~~ Quits unto THE EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 30th day of October 1979, known as Trust Number 36114, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A, B, and C attached hereto and by this reference made a part hereof

PREPARED BY TRUST DEPARTMENT
EXCHANGE NATIONAL BANK OF CHICAGO
Sanford Kovitz, First Vice President

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same and for the uses and purposes herein aid 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, 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 to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and 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 any part thereof, to lease 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 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 terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof at leases upon any terms and for any period or periods of time, to grant options to lease and options to renew leases and options to purchase the 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 assign any right, title or interest in or about or 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 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 her 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 issue 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 waives, surrenders and releases S. 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.

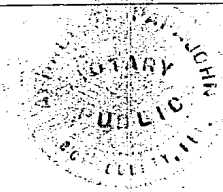
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 5th day of November 1979

(Seal) *Eileen I. Weisbrod* (Seal)
Eileen I. Weisbrod (Seal)

NO TAXABLE CONSIDERATION

State of Illinois } ss. I, APHRODITE PAPAJOHN, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Eileen I. Weisbrod, a widow and not since remarried

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 homestead. Given under my hand and notarial seal this 6th day of November 1979



Aphrodite PapaJohn
Notary Public

The Exchange National Bank of Chicago
Box 132

For information only insert street address of

This space for affixing Hiders and Revenue Stamps

I hereby declare that the attached deed represents a transaction under the provisions of Paragraph 4, Section 4, of the Real Estate Transfer Tax Act.

Document Number
25231546

1600

67-42-06377

UNOFFICIAL COPY

EXHIBIT A

Lots 29, 30 and 31 in Westerlawn, a subdivision of Lots 9, 10, 11 and 12 in the County Clerk's division in the Southeast fractional quarter of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 17, 1915 in Book 140 of plats Page 37 as Document No. 5772065 in Cook County, Illinois.

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EXHIBIT B

PARCEL 1

That part of the North half of the Southeast quarter of Section 26, Township 42 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing at a point in the center of Waukegan Road that is 196.59 feet South of (as measured at right angles to) the East and West center line of said Section 26; thence running East on a line forming an angle of $87^{\circ}54'$ (measured from North to East) with the center line of Waukegan Road, a distance of 50.03 feet to the East line of Waukegan Road and the place of beginning of the herein described parcel thence North along the East line and parallel with the center line of Waukegan Road, a distance of 135.09 feet to a point; thence East on a line forming an angle of $92^{\circ}06'$ (measured from South to East), a distance of 190.65 feet to a point on the West line of Lockman's Subdivision; thence South at right angles to the last described line and along the West line of said Lockman's Subdivision, a distance of 115.0 feet to a point; thence West at right angles to the last described line, a distance of 169.58 feet to a point; thence Southwesterly, a distance of 36.0 feet to the East line of Waukegan Road and the place of beginning of the herein described parcel all in the Town of Northfield, Cook County, Illinois.

PARCEL 2

Easement for the benefit of Parcel 1 as created by deed from Henry C. Lockman and Berth C. Lockman, his wife, to Sinclair Refining Company, a corporation of Maine, dated October 17, 1949 and recorded October 18, 1949 as Document 14655794 for driveway purposes on and over the following described property:

Commencing at a point located in the center line of Waukegan Road, in said Southeast quarter of said Section 26, said point being located 45.59 feet South of the East and West center line of said Section 26; thence East on a line forming an angle of $87^{\circ}54'$ (measured from North to East) with the center line of Waukegan Road, a distance of 240.11 feet to the West line of Lockman's Subdivision; thence South at right angles with the last mentioned course along the West line of said Lockman's Subdivision a distance of 16 feet to the North line of Parcel 1; (thence West along the North line of Parcel 1) aforesaid, 240.68 feet to the center line of Waukegan Road; thence Northerly in the center line of Waukegan Road a distance of 16.01 feet to the place of beginning, in Cook County, Illinois.

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EXHIBIT C

PARCEL 1

The West 100 feet of Lots 1 and 2 in Block 1 and (subject to highways) an easement for right of way over, along and across so much of the parking, curbing and driveways as lies Westerly of the Northern ten (10) feet of the Lot three (3) in Block 1, all in Fred Gage's Subdivision of Section 17, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

END OF RECORDED DOCUMENT

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