

GEORGE E. COLE* NO. 1990
LEGAL FORMS September, 1975

DEED IN TRUST

(ILLINOIS)

26589258

1503 MAY -2 1985 746416 26589258 A Rec 11.00
(The Above Space For Recorder's Use Only)

THE GRANTORS GLADYS S. HERBERT, a widow, and WILLIAM H. SCHAAR married to PATRICIA M. SCHAAR of the County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) Dollars, ("Grantors") and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) unto GLADYS S. HERBERT, of 4902-38 Way South, St. Petersburg, Florida ("Grantee") (NAME AND ADDRESS OF GRANTEE) as Trustee under the provisions of a trust agreement dated the 11th day of February 1983 (hereinafter referred to as "said trustee," regardless of the number of trustees), and to 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:

See Rider attached hereto.

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 are 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 premises 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 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; 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 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 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 his, 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.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 13th day of April, 1983.

Gladys S. Herbert (SEAL) William H. Schaar (SEAL)
Patricia M. Schaar (SEAL)
State of Illinois, County of Cook ss. Patricia M. Schaar

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Schaar and Patricia M. Schaar, 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 official seal, this 13th day of April, 1983.
Commission expires January 6, 1985
This instrument was prepared by John E. Hicks, Mayer, Brown & Platt, 231 S. LaSalle St. Chicago, IL 60604 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: (Name) (Address) (City, State and Zip)

ADDRESS OF PROPERTY: Unit 8B1
605 W. Central Rd.
Mt. Prospect, Illinois 60056
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR RECORDER'S OFFICE BOX NO. 407 (HICKS)

NOTARY PUBLIC
WILLIAM H. SCHAAR
4-13-83
DATE

1100

26589258
DOCUMENT NUMBER

UNOFFICIAL COPY

Deed in Trust

TO

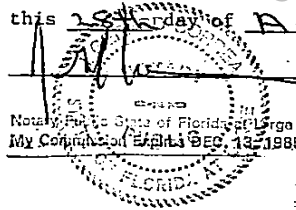
GEORGE E. COLE
LEGAL FORMS

STATE OF FLORIDA)
) SS:
COUNTY OF PINELLAS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gladys S. Herbert, a widow, 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 official seal, this 28th day of April, 1983

Commission expires Dec. 13, 1985

 NOTARY PUBLIC
Notary Public - State of Florida
My Commission Expires DEC. 13 1985

892688258

LEGAL DESCRIPTION RIDER

Unit 8B1 in Central Village Condominium, as delineated on plat of survey of all or portions of Lot 13 in Central Village, being a subdivision of part of the Northeast Quarter (1/4) of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit A to Declaration of Condominium made by Mount Prospect State Bank, a corporation of Illinois, as Trustee under Trust Agreement dated December 1, 1976, and known as Trust No. 615, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 23867157; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional Common Elements as such Amended Declarations are filed of record in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divested pro tanto and vest in the Grantee of the other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantors herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a uniting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

Grantors also hereby grant to Grantee, her successors, heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the aforementioned Declaration, and the Grantors reserve to themselves, their 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 the said Declaration as though the same are recited and stipulated at length herein.

END OF RECORDED DOCUMENT

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