

UNOFFICIAL COPY

SEP 29 1983

DEED IN TRUST

WARRANTY

SEP-29-83 854703 26800861 A Rec 10.00



Bank of the North Shore

Northbrook Court
Northbrook, Illinois 60062
312/564-4400

26800861

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ROSEMARY ANNE CHRISTENSON and KEITH ROY CHRISTENSON** 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 **BANK OF THE NORTH SHORE** an Illinois banking corporation, Northbrook Court, Northbrook, Illinois 60062, its successor or successors, as Trustee under a trust agreement dated the day of **31st** day of **March**, 19 **83**, known as Trust Number **1017**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Except the South 100 feet, the East 221.45 feet of the North 12 acres of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 42 North, Range 12, East of the Third Principle Meridian, in Cook County, Illinois, Commonly known as 2040 Wagner Road, Glenview, Illinois.

PREPARED BY:

NAME see below

ADDRESS

(Permanent Index No.: **04 4 - 2 5 - 1 0 1 - 0 3 4 - vol. 133**)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement herein. Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to create any subdivision of part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence at any time or times, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time; and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the purchase or fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any one or more times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted for, sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to inquire into any of the terms of the trust agreement and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 **E** 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 grantor **E** aforesaid has **YE** hereunto set **their** hand, **S** and seal **S** this

31st day of **March**, 19 **83**.

(SEAL) *Rosemary Anne Christenson* (SEAL)
Rosemary Anne Christenson
(SEAL) *Keith Roy Christenson* (SEAL)
Keith Roy Christenson

This document prepared by: **Kenneth R. Rosenberg, Rabichow & Rosenberg** Attorneys at Law 120 W. Madison Suite 1400-8 Chicago, IL

MAIL TO: **BANK OF THE NORTH SHORE** 60640
Northbrook Court
Northbrook, Illinois 60062

For information only insert street address of the described property.

This space for affixing Riders and Revenue Stamps
no taxable consideration. Exempt from Real Estate Transfer tax pursuant to Para. E of IL Rev. Stst. Ch. 120, p. 1004 and Cook County Ord. 95104.
Document Number 1798 008 92
Dated: August 3, 1983
Marlow P. Gardner

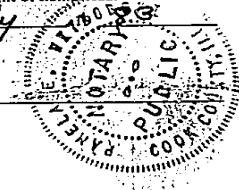
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State of Illinois)
County of Cook) SS.

I, Pamela Witkowski a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Rosemary Anne Christenson
and Keith Roy Christenson

personally known to me to be the same person S whose name S 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 19th day of July

Pamela Witkowski
Notary Public



Property of Cook County Clerk's Office

26800861

END OF RECORDED DOCUMENT