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WARRANTY DEED IN TRUST

26016571

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

1981 OCT -1 PM 2:59

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Form TR-2 4/67

The above space for recorder's use only

1411795 6837-116 75

THIS INDENTURE WITNESSETH, That the Grantor **Barbara Sherman**, a never married person, of 180 No. LaSalle, Chicago 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 **MOUNT PROSPECT STATE BANK**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **25th** day of **August** 19 **81**, known as Trust Number **1120**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Legally described on Exhibit "A" attached hereto and made a part hereof.

Subject to matters listed on Exhibit "B" attached hereto and made a part hereof.

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 or 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 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 assign any right, title or interest in or about or incident 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 whose 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 the 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 limitation", 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 or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 19th day of September 1981

Barbara Sherman (Seal) _____ (Seal)
Barbara Sherman

(Seal) _____ (Seal)

This document was prepared by Ronald H. Balson, 180 N. LaSalle, Chicago, Illinois 60601.

State of Illinois ss. *Ylanda Lucas Jimenez* a Notary Public in and for said County, in the County of Cook of the state aforesaid, do hereby certify that Barbara Sherman, a never married person

personally known to me to be the same person whose name _____ 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 20th day of September 1981

Ylanda Lucas Jimenez
Notary Public

MOUNT PROSPECT STATE BANK
111 East Busse
Mount Prospect, Illinois 60056

PUBLIC

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps
Except under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.
Earl Sherman
Buyer, Seller or Representative
9-25-81
Date

1100

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PARCEL 1:

THE SOUTHERLY 41.78 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) OF A TRACT OF LAND BEING THAT PART OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE NORTH 1.20 CHAINS (79.20 FEET) OF THE SOUTH 1/2 OF SAID SOUTH WEST 1/4; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1.20 CHAINS, 443.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 174.12 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, 82.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 167.88 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 82.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 167.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2

Subject to the Declaration of Easements, Covenants and Restrictions dated the 1st day of September, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 25314536, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their heirs and assigns, as easements appurtenant to the premises hereby and conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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Recorder's Office

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EXHIBIT "B"

The within and foregoing conveyance is made subject to the following:

- A) General taxes for the year 1980 and subsequent years.
- B) Easements and building, building line, and use or occupancy restrictions, conditions and covenants of record.
- C) Zoning and building laws or ordinances.
- D) Declaration of party wall rights, easements, covenants and restrictions, together with amendments and supplements thereto.
- E) Terms and conditions of the Agreement recorded June 18, 1970, as Document No. 23119505 applicable to the real estate.
- F) Acts done or suffered by or judgements against Purchasers.

Property of Cook County Clerk's Office
26016571

END OF RECORDED DOCUMENT