

UNOFFICIAL COPY

68-45-353
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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

1981 OCT 22 PM 2:40

26035506

QUIT-CLAIM
~~XXXXXX~~ DEED IN TRUST 26035506

The above space for recorder's use only

I herewith certify that the attached deed represents a transfer of real estate in Cook County, Illinois, Section 4, of the Real Estate Transfer Tax Act.

THIS INDENTURE WITNESSETH, That the Grantor, Edna Seaberg, a spinster,

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, Conveys and ~~WARRANTS~~ Quit-claims unto THE WILMETTE BANK, a corporation of Illinois, whose address is 1200 Central Avenue, Wilmette, Ill. a Trustee under the provisions of a trust agreement dated the 1 day of September 1981, known as Trust Number TWB-0125 the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 76 in McGuire and Orr's Oakwood Avenue subdivision of lots 14, 15, 16, 17, 18 and 19 (except railroad) of Baxter's subdivision of the South Section of Quilmette reservation in Township North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded May 17, 1906 in Book 92 of Plats Page 21 as Document No. 384804 in Cook County, Illinois. Subject to: Encroachment of building lying principally on the land South and adjoining, over and upon our land by .03 foot at the Southerly corner of Lot 76 and the Southwesterly line of Green Bay Road, as disclosed by survey No. 81-926, dated 9/8/81 by B.H. Suhr and Company; encroachment of a 2 story building lying principally on our land over and upon the land South and adjoining by approximately 0.22 feet for a linear distance of 15 feet to a point 0.15 feet Southeasterly of our lot line thence for a narrowing distance of an additional 18 feet more or less as disclosed by B.H. Suhr and Company Survey No. 81-926 dated 9/8/81; General taxes for 1980 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; covenants and restrictions of record as to use and occupancy.

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee 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 invest, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to redivide said premises 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 hereof 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 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, or 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, or 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 reserving 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 charge 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 do 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 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) If 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 of the trust, (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, 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 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 Register of Titles is hereby directed and required to 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 waives and releases any and all rights or benefits 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 10 day of September, 1981.

Edna Seaberg (Seal)
Edna Seaberg (Seal)

This deed prepared by:
Crandell and Hoag
500 Davis Street, Suite 603
Evanston, Illinois 60201

05-34-302-056

State of Illinois, I, Jean A. Dupre, a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that Edna Seaberg, a spinster,



personally known to me to be the same person whose name is she 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 19th day of October, 1981.
Jean A. Dupre
Notary Public

Form 91

After recording return to:

The Wilmette Bank
1200 Central Avenue
Wilmette, Illinois 60091

107 Green Bay Road
Wilmette, Illinois 60091

For information only insert street address of above described property.

BOX 533

26035506

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END OF RECORDED DOCUMENT