

# UNOFFICIAL COPY

WARRANT TRUST  
(ILLINOIS)

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warrants any responsibility with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

853-16393

THE GRANTOR Water Saver Faucet Co., a corporation  
created and existing under and by virtue of the laws  
of the State of Illinois, with its principal place  
of business located in the City of Chicago,  
of the County of Cook and State of Illinois  
for and in consideration of Ten (\$10.00)

Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANTS ~~GOOD DEEDS~~) unto

ELAINE KERSTEN and NORMAN GOLD  
192 S. Deere Park, Highland Park, IL 60035

(The Above Space For Recorder's Use C

(NAME AND ADDRESS OF GRANTEE)

the Nancy Kersten Trust

as Trustee under the provisions of a trust agreement dated the 30th day of June, 1952 and known as Tr  
Number: \_\_\_\_\_ (hereinafter referred to as "said trust," regardless of the number of trustees, and unto all and every successor  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State  
Illinois, to wit: The West 1/2 of Lot 1 in Block 12 in Fort Dearborn Addition to  
Chicago in the South West fractional 1/4 of Section 10, Township 39 North,  
Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 09-19-301-022

853-16393

17-10-309-001

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in  
trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any  
thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as offi-  
desired; to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey  
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, es-  
powers and authorities vested in said trustee, to donate, to devise, to mortgage, pledge or otherwise encumber said property, or any  
thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present  
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, 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  
provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases  
options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or fu-  
rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of  
kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, as  
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 or  
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 sha  
conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, ten  
money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be oblig  
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  
agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate sha  
conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that a  
time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that  
conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in  
trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized  
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made  
successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the r  
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  
earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be pers  
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 not  
certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of  
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  
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, said Grantor has caused its corporate seal to be her  
affixed, and has caused its name to be signed to these presents by its Presi  
and attested by its Assistant Secretary this 30th day of December, 1985.

Water Saver Faucet Co.

By: David Kersten  
its President

Attest: Norman Gold  
its Assistant Secret

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY

51 E. Randolph Street  
Chicago, Illinois 60602  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO

MAIL TO

(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)  
\_\_\_\_\_

389 (MDM)

RECORDED'S OFFICE BOX NO.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
66.75  
910  
7992

# UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

88894888

DEPT-01 RECORDING \$11.00  
T#1111 TRAN 6626 12/31/85 15:29:00  
#0987 # A \* -85-346393

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel Kersten, Jr. personally known to me to be the President of Water Saver Faucet Co., an Illinois

corporation, and Steven A. Kersten personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal, this 30th day of December 1985

Commission expires 11-2 1987 Michael D. Miselman  
NOTARY PUBLIC

This instrument was prepared by Michael D. Miselman, 30 North LaSalle Street  
(NAME AND ADDRESS)  
Chicago, Illinois 60602

Clerk's Office