

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

86127544

THE GRANTOR AND LOAN ASSOCIATION OF ILLINOIS  
The TALMAN HOME FEDERAL SAVINGS

of the County of COOK and State of ILLINOIS  
for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid,

Convey and (WARRANT / QUIT CLAIM)\* unto  
FIRST ILLINOIS BANK OF EVANSTON, N.A.,  
ITS SUCCESSOR OR SUCCESSORS, as Trustee under the  
provisions of a trust agreement dated the 1st day of  
June, 1986, and known as Trust Number #R-2990 (hereinafter referred  
to as "The trustee,") the following described real estate in the County of COOK  
and State of Illinois, to wit:

DEPT-01 RECORDING \$11.25  
T#4444 TRAN 0053 04/03/86 11:03:00  
#1034 # D \*-86-127544

(The Above Space for Recorder's Use Only)

Subject to General real estate taxes for 1985 & 1986; declaration of condominium;  
HEREINAFTER CALLED "THE REAL ESTATE", covenants, conditions and restrictions of record.

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

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof;  
to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase;  
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 successors or successors in trust all of the title, estate, powers and authorities vested in the  
trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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 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 the real estate, 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 the real estate or  
any part thereof; and to deal with the 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 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof  
shall be conveyed, contracted to be 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 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 the trustee, or be obliged or privileged 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 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 amendment thereof and binding upon all beneficiaries thereunder; (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, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest  
is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or  
equitable, in or to the real estate as such, but only an interest in the possessions, 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 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 have hereunto set their hands and seals this 1st day of April, 1986.

Jill E. Kelley (SEAL) Assistant Secretary  
Thomas Rosiello (SEAL) Vice-President

State of Illinois, County of Cook ss.

IMPRESS  
SE  
HE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Jill E. Kelley, Asst. Secy & Thomas Rosiello, Vice Pres.  
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,  
saw 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 1st day of April, 1986.

Commission expires 1986  
Notary Public

This instrument was prepared by Jill E. Kelley, 30 West Monroe, Chicago, IL 60629  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:  
1738 Chicago Avenue-#702  
Evanston, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Chuck Happ  
2114 Central  
Evanston, Ill. 60201

FIRST ILLINOIS BANK OF EVANSTON, N.A.  
(Name)  
800 DAVIS STREET  
(Address)  
EVANSTON, ILLINOIS 80204  
(City, State and Zip)

ATTN: LAND TRUST  
RECORDER'S OFFICE BOX NO.

Y SID91131

11.00  
mail  
OR

APPLICANTS' OR REVENUE STAMPS HERE

86127544

-86-127544

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# UNOFFICIAL COPY

Property of

UNIT NUMBER 702 IN LAKEVIEW TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN THE CONSOLIDATION PLAT OF THE EAST 150.0 FEET OF LOT 1 AND THE NORTHERLY 22.0 FEET OF THE EASTERLY 150.0 FEET OF LOT 18 IN BLOCK 15 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 40.0 FEET SOUTH OF AND ADJOINING THE NORTH 22.0 FEET OF LOT 18 IN BLOCK 15 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1978 AS DOCUMENT 24598160, IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS

PT I # 11-12-208-029157544

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECALCATION RECORDED AS DOCUMENT 25506674, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EVANSTON, N.A., TRUSTEE  
FIRST ILLINOIS BANK OF  
TO

Deed in Trust

Office

86127544