

DEED IN TRUST (INDIVIDUAL)

UNOFFICIAL COPY

Form 7817 Trustors Co Chicago

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Julie A. Nolan, an unmarried person

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00),

in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE NORTHWEST COMMERCE BANK, an Illinois Banking Corporation whose address is 9575 West Higgins Road, Rosemont, Illinois 60018, as Trustee under the provisions of a certain Trust Agreement,

dated the 20th day of June 19 86 and known as Trust Number LT-86-1103 the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT No. 23-1A, 23-1B, 23-2A, 23-2B, 23-3A, 23-3B in Winchester Hill Condominium, as delineated on a survey of that part of the East 1/2 of the Southeast 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit 'E' to the Declaration of Condominium recorded as Document Number 86,993,908, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PT#02-01-401-013-1133, 02-01-401-013-1134, 02-01-401-013-1135, all 02-01-401-013-1136, 02-01-401-013-1137 AND 02-01-401-013-1138

TO HAVE AND TO HOLD the said real estate 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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, with or without consideration, to convey said 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 said Trustee, to dedicate, to mortgage, pledge or otherwise encumber any real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in person or by receiver, by lease in writing in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 10 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 purchase the whole or any part of the reversion and to contract respecting the manner of using the amount of present or future rentals, to purchase or to exchange said 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 encumbrance appurtenant to said real estate or any part thereof, and to deal with 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 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 or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person, including the Registrar of Titles of said County, relying upon or claiming under any such conveyance, lease or other instrument, as 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, and 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, so that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and if of 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 the trust or their predecessors in trust.

This conveyance is made upon the express understandings and conditions that neither Northwest Commerce Bank in Rosemont, Illinois, nor any Trustee, nor its successor or successors, in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by them or by their agents or attorneys, or otherwise, in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by him in the name of the then beneficiaries under said Trust Agreement as their agent-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not otherwise, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations, shareholders and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under the deed or any of them shall be only in the earnings, assets and proceeds arising from the sale or any 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 earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said Northwest Commerce Bank in Rosemont the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file on the certificate of title or duplicate thereof, or memorial, the words "in trust" or upon acquisition, 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 right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or protection from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and

seal this 20th day of June 19 86 Julie A. Nolan (SEAL)

COOK COUNTY REAL ESTATE TRANSACTION TAX 115.00 REVENUE STAMP JUN 30 1986

STATE OF ILLINOIS DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX 115.00 JUN 30 1986

COOK COUNTY DOCUMENT NUMBER 86278016

MAIL TO: Harvey Richman (Name) 1837 W. Duff Rd. (Address) Schaumburg, IL (City, State and Zip) 60194

ADDRESS OF PROPERTY: 1856 Goodwin Street, Units 23-1A to 23-3B Palatine, Illinois

OR RECORDER'S OFFICE BOX NO. 15 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

UNOFFICIAL COPY

STATE OF Illinois } I, the undersigned Notary Public in and for said
COUNTY OF Cook } County, in the State aforesaid, do hereby certify that Julie A. Nolan, an
unmarried person

personally known to me to be the same person whose name is 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 seal this 20th day of June A.D. 19 86

Gardner J. Harris
Notary Public

My commission expires 7/6/86

This instrument was prepared by K. Harris, 9575 West Higgins, Rosemont, Illinois 60018
Name Address

For information only insert street address of
above described property.

Form 7817 Transact Co Chicago

86276016

ILLINOIS
RECORD

13 JUN -3 PM 2:19

TRUST NO.

DEED IN TRUST
WARRANTY DEED

TO

NORTHWEST COMMERCE BANK
9575 W. Higgins Road
Rosemont, Il. 60018
(312) 696-1050

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86276016