

TRUSTEE'S DEED

UNOFFICIAL COPY

6600490

This document prepared by:

L. Gausseres
Northbrook Trust & Savings Bank
Northbrook, IL 60062

1986 JUL 27

66300490

The above space for recorder's use only

THIS INDENTURE, made this 15th day of July, 1986, between NORTHBROOK TRUST & SAVINGS BANK, a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 7th day of September, 1973, and known as Trust Number LT-782, party of the first part, and FIRST NATIONAL BANK OF LAKE FOREST, as Trustee, U/T/A dated 6/16/86 known as Trust #8013 of P. O. Box 391, Lake Forest, Illinois 60045 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit:

Lot 1 in Efflandt's Subdivision being a Subdivision of the North 153 feet of the South 557.4 feet of Lot 26 in County Clerk's Division of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

11.00

TAX NO. 04-24-309-037-0000 H.W.
143 SUNSET RIDGE RD., NORTHFIELD, ILLINOIS

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee name herein. The powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto relating, SUBJECT, HOWEVER, to the liens of all trust deeds and or mortgages upon said real estate, of any of record in said county, all unpaid general taxes, and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate, building lines, building, layout and other restrictions of record, if any, party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances, mechanics' lien claims, if any, easements of record, if any, or rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part, caused its corporate seal to be hereunto affixed, and has caused its name to be signed to it, presents by its Trust Officer and attested by its Assistant Vice President, the day and year first above written.

NORTHBROOK TRUST & SAVINGS BANK
as Trustee, as aforesaid, and not personally

Keith [Signature]
Trust Officer
Assistant Vice President

COUNTY OF COOK
STATE OF ILLINOIS

the undersigned,

a Notary Public in

and I, the undersigned, do hereby certify that the above named Trust Officer and Assistant Vice President of said Northbrook Trust & Savings Bank, a bank by corporation, and that the above named Assistant Vice President of said Northbrook Trust & Savings Bank, are both the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Vice President, respectively, appeared before me this day in person and acknowledged that they signed and affixed the said instrument as their own free and voluntary acts, and as the free and voluntary acts of said bank by corporation, for the uses and purposes therein set forth and the said Assistant Vice President did so as the authorized representative of the corporate seal of said banking corporation and affixed the said corporate seal of said bank to the foregoing instrument as his/her own free voluntary act, and as the free and voluntary act of said bank by corporation, for the uses and purposes therein set forth.

July 19 86
[Signature]
Notary Public

143 SUNSET RIDGE RD,
For information only, insert street address of above described property

Return to CHARLES L. PAGE
143 SUNSET RIDGE RD,
NORTHFIELD, ILL, 60093

COOK CO. P.O. 016
3 2 8 0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 17 86
REVENUE 11 22 50

5 0 0 2 2
REAL ESTATE TRANSACTION TAX
Cook County
JUL 17 86
REVENUE
66300490

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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 on 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, to 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 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 trusting 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 easement 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 whom said 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 execution 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

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County Clerk's Office