

# UNOFFICIAL COPY

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## WARRANTY DEED

THE GRANTOR, JANE B. HENKEL, divorced and not since remarried, of 2021 Plymouth, Northbrook, IL 60062, for and in consideration of Ten and no/100 Dollars and other good and valuable considerations in hand paid

CONVEYS and WARRANTS to JANE B. HENKEL, of 2021 Plymouth, Northbrook, IL 60062, as Trustee under the provisions of a trust agreement created by JANE B. HENKEL dated the 30th day of April, 1986 (hereinafter referred to as "said Trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Index No.: 04-16-202-266-1003

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, 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 in 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, 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, 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 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) 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; (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

THIS CONVEYANCE EXEMPT UNDER

PAR. 4(c) REAL ESTATE TRANSFER TAX ACT

5.15.86

*Joseph C. Johnson*

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EXHIBIT A

UNIT 79 AS DELINEATED ON PLAT OF SURVEY OF THE WEST 210.0 FEET OF THE EAST 260.0 FEET (EXCEPT THE NORTH 100.0 FEET THEREOF AND EXCEPT THE SOUTH 37.16 FEET THEREOF) OF LOT 3 IN SUPERIOR COURT PARTITION (HEREINAFTER DESCRIBED) ALSO THE NORTH 112.23 FEET OF LOT 1 (EXCEPT THE WEST 185.17 FEET THEREOF EXCEPT THE EAST 250.0 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR SOMERSET LANE AS PER DOCUMENT NUMBER 210968001 RECORDED OCTOBER 21, 1970) IN SUPERIOR COURT PARTITION (HEREINAFTER DESCRIBED) ALSO THE WEST 140.25 FEET OF THE NORTH 106.87 FEET OF THE SOUTH 217.70 FEET OF LOT 2 IN SUPERIOR COURT PARTITION (HEREINAFTER DESCRIBED) ALSO THAT PART OF LOT 4 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PLYMOUTH AVENUE AS RECORDED JULY 14, 1970 AS DOCUMENT 2100488 (EXCEPT ALL THAT PART LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 191.16 FEET LYING EAST OF AND ADJOINING THE EAST LINE OF SOMERSET LANE, AS RECORDED JULY 14, 1970 AS DOCUMENT NUMBER 21209486 AND ALSO EXCEPT ALL THAT PART LYING EAST OF AND ADJOINING THE WEST LINE OF THE EAST 111.08 FEET LYING WEST OF AND ADJOINING THE WEST LINE OF SHEPHERD ROAD AS RECORDED JULY 14, 1970 AS DOCUMENT 21009488) ALL BEING IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1928 AS DOCUMENT NUMBER 9936295 AND IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23, 1969 AND KNOWN AS TRUST NUMBER R-1422 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21415689 WITH UNDIVIDED 7.080 PER CENT INTEREST IN PARCEL (EXCEPT FROM SAID PREMISES ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DELINEATED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY)

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