

UNOFFICIAL COPY

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This Indenture Witnesseth, THAT THE GRANTOR DOROTHEA KAPLAN, divorced & not since remarried of the County of Cook and State of Illinois for and in consideration of ten & 1/2 Dollars, and other good and valuable considerations in hand paid, Convey s and deeds unto the HARRIS TRUST AND SAVINGS BANK, an Illinois corporation located at Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the July 20, 1977 day of July, 1977, known as Trust Number 37811, the following described real estate situated in the County of Cook and State of Illinois, to wit:

(see Exhibit A, attached hereto + made part hereof)

61248188 70-65-345J

Property of Cook County, Illinois
1986 AUG 11 AM 11:06

12.00

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Illinois State Seal
Official Seal of Cook County, Illinois

SUBJECT TO

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 and vested in 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 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 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 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 any 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 and said trust agreement 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 kind of 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, mortgage, lease or other instrument, and (d) if the conveyance is made by 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, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 8th day of August, 1986

Dorothea Kaplan (SEAL)

MAIL TO: Harris Trust & Savings Bank - Glenview, ILLINOIS 60022

Box 333 - J - (D)

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Section 4. of the Illinois Constitution
Photograph
For Ass'n

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STATE OF Illinois
COUNTY OF Cook } SS

I, Tamara L. Dworkin

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dorothea Kaplan

who is 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 and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 8th day of August, A. D. 1986.



Tamara L. Dworkin
Notary Public

CONVEYANCE IN TRUST

DEED

Dorothea Kaplan

To
Harris

State Trust and Savings Bank

AS TRUSTEE

Trust No.

37811

Address of Property

940 Spring Hill Drive
Northbrook, IL 60062

Harris
State TRUST & SAVINGS BANK

86345765

Property of Cook County Clerk's Office

Parcel 1:

Unit No. 940 in Pheasant Creek Condominium 2, as delineated on survey of part of parts of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots "A" and "B" in White Plains Unit 7, being a subdivision in Section 8, Township 42 North, Range 12, East of the Third Principal Meridian and also the 2 acres conveyed to Frederick Walter by Warranty Deed recorded December 4, 1849 as document 24234, being the East 20 rods of the North 16 rods of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 8 and also the 1 acre conveyed to the church by warranty deed recorded April 30, 1851 as document 29581 all taken as a tract, (excepting from said tract the North 520.0 feet of the West 742.0 feet and also excepting that part East of the West 742.0 feet of said tract and North line of the Northeast $\frac{1}{4}$ of said Section 8) all in Cook County, Illinois, which survey is attached as Exhibit "B" to Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust No. 40920, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document 22648911 as amended from time to time, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey; also

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Pheasant Creek Association Declaration of Covenants, Conditions and Restrictions dated March 5, 1974 and recorded March 8, 1974 as document 22649909 and as created by deed from LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated August 28, 1975 and known as Trust No. 49409, to Alan S. Fleishman and Corlys P. Fleishman dated September 27, 1976 and recorded October 8, 1976 as document 23667489 for ingress and egress, in Cook County, Illinois.

Commonly known as 940 Spring Hill Drive, Northbrook, IL 60062
Tax #04-08-200-022-1006

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