

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor
DOROTHY L. AHLBORN, divorced and not remarried, 7929-1-A Lakeview Court,
Palos Heights, IL 60463
of the County of Cook and the State of Illinois for and in consideration
of *****TEN (\$10.00)***** Dollars

and other good and valuable consideration in hand paid, Convey and Warrant
unto THE FIRST NATIONAL BANK OF LA GRANGE a national banking association of LaGrange,
620 West Burlington Avenue, LaGrange, IL 60525
Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the
16th day of June 1987 known as Trust Number 2771-7

the following described real estate in the County of Cook and State of Illinois, to-wit:

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, 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 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.

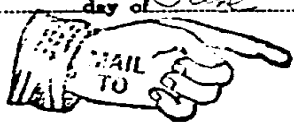
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 cases 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 has hereunto set her hand and seal this 16th day of June 1987



This Instrument Prepared by:
STEPHEN B. RUBEN, ESQ.
One Westbrook Corporate Center
Suite 905
Westchester, IL 60153

(SEAL) Dorothy L. Ahlborn

Buyer, Seller or Representative
Date
Rec 1 Estate Transfer Tax Act
Exempt under provisions
Steph B. Ruben
June 16, 1987

UNOFFICIAL COPY

87-423225

1300
F

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

7939-1-A Lakeview Court

Palos Heights, IL 60463

TO

THE FIRST NATIONAL BANK
OF

Property of Cook County Clerk's Office

REC-01 RECORDING \$13.00
140222 TRAN 3793 87/51/87 15:54:50
50314 # B * 87-423225
COOK COUNTY RECORDER

ANNA MARIE RUBEN
Notary Public, Du Page County, Illinois
My Commission Expires 9-7-88

16th day of June A. D. 1987
Official notary seal this

GIVEN under my hand including the release and waiver of the right of homestead
free and voluntary act for the uses and purposes therein set forth,
acknowledged that they signed, sealed and delivered the said instrument
subscribed to the foregoing instrument, appeared before me this day in person and
personally known to me to be the same person, whose name is

DOROTHY L. AHLBORN
a Notary Public in and for said County, in the State aforesaid, do hereby certify

STATE OF ILLINOIS
COUNTY OF DU PAGE
ANNA MARIE RUBEN

87-423225

LEGAL DESCRIPTION

Parcel 1:
 Unit No. 7939-1-A as delineated on Survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivision Unit 1, being a Subdivision of part of the North 985 Feet of the Southwest Quarter of Section 36, Township 37 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded October 25, 1976 as Document No. 23684697, which Survey is attached as Exhibit A to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document Number 23684699; together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentages shall automatically change in accordance with amended Declarations as same are filed of record pursuant to D Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentage set forth in such amended Declarations, which percentage shall automatically be deemed to be conveyed effective on the recordation of each such amended Declaration as though conveyed hereby in Cook County, Illinois.

Parcel 2:
 Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of easements made by Burnside Construction Company (Corporation of Illinois) dated October 1, 1976 as Document Number 23684698 and created by the Mortgage from Dorothy L. Ahlborn to Capitol Federal Savings & Loan Association dated July 29, 1977 and recorded August 1, 1977 as Document 24036938 for ingress and egress in Cook County, Illinois.

P.I.N. 23-36-300-010 - 1053 b

CONSIDERATION NOT TAXABLE
 5228778