

# UNOFFICIAL COPY

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### THE GRANTOR

Ruth Simon, married to Leonard Simon,

of the County of Cook and State of Illinois  
for and in consideration of Ten & no/100

Dollars, and other good and valuable considerations in hand paid,  
Conveys and (WARRANTS / ~~QUITCLAIM~~) \* unto

Ruth Simon (216 Honeysuckle Drive,  
Northbrook, Illinois 60062) not individually

87556465

DEPT-01  
T40003 TRAM 0483 10/14/87 14:51:00 \$12.00  
#1904 & C \* -87-556465  
COOK COUNTY RECORDER

(NAME AND ADDRESS OF GRANTEE)

but as Trustee under the provisions of a trust agreement dated the 22 day of June, 1978 \* Ruth Simon and Leonard Simon 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 in the County of Cook and State of Illinois, to wit:

See Exhibit A  
attached hereto and made a part hereof

\*as amended from time to time

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 locate any subdivision or part thereof, and in 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 encumbrance 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 and uses 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 limitation," 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 28th day of Sept, 1987

*Leonard Simon* (SEAL)  
Leonard Simon

*Ruth Simon* (SEAL)  
Ruth Simon

State of Illinois, County of Lake ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruth Simon and Leonard Simon, her husband personally known to me to be the same person as whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 28th day of September, 1987

OFFICIAL SEAL  
Commission expires CHARLES L. MERVIS  
NOTARY PUBLIC, STATE OF ILLINOIS

*Charles L. Mervis*  
NOTARY PUBLIC

This instrument was prepared by Charles L. Mervis, 180 N. LaSalle St., Chicago, IL  
(NAME AND ADDRESS)

87-556465-28

AFFIX "RIDER" OR REVENUE STAMPS HERE

Exempt under Real Estate Transfer Tax Act Sec. 4  
Per. E & Cook County Or 195104 Par.  
Date 10-14-87 Sign. R. Simon

1200

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:

216 Honeysuckle Drive  
Northbrook, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Ruth Simon

216 Honeysuckle Dr., Northbrook, IL  
(Address) 60062

MAIL TO:

(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 286 CLM

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Property of Cook County Clerk's Office

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EXHIBIT A

Lot 4 in Block 8 in Villas North Subdivision, being a subdivision in the Northeast Quarter of Section 1, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

Grantor also grants to Grantee, its successors and assigns, as rights appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Villas North Declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated June 1, 1976 and known as Trust No. 39164, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 19, 1979 as Document No. 24925612 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. LR3086710, as amended from time to time.

This Deed is subject to all rights, easements, conditions, covenants and reservations contained in said Declaration the same as though the provision of said declaration were recited and stipulated at length herein.

Subject to the following:

1. General taxes levied for the year 1987 and subsequent years;
2. Declarations and By-Laws;
3. Easements, building and building line restrictions of record;
4. Covenants and conditions of record;
5. Applicable building and zoning laws and ordinances.

Real Estate Index No.: 03-01-205-071-000

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Cook County Clerk's Office

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