

WARRANTY DEED

THE GRANTOR, JULIA LUCAS, married to ALFRED LUCAS, of 1211 Willow Road, Winnetka, IL 60093, for and in consideration of Ten and no/100 Dollars and other good and valuable considerations in hand paid

CONVEY and WARRANT to ALFRED LUCAS, of 1211 Willow Road, Winnetka, IL 60093, as Trustee under the provisions of a trust agreement created by JULIA C. LUCAS dated the 24th day of April, 1987 (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:

Lot 21 in Block 8 in Northbrook West being a Subdivision of part of the West half of the North West Quarter of Section 17, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 1733 Western Avenue, Northbrook, IL 60062.

PTIN: 04-17-102-011

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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 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 redivide 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 presenti 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 hereof 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

THIS CONVEYANCE EXEMPT UNDER PAR. 4(c) REAL ESTATE TRANSFER TAX ACT. 11-24-87 Joseph C. Simon

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The trust agreement of its terms amendment thereof and binding upon all beneficiaries hereunder; (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 trust, that such 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 the trustee or their predecessors 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, savings and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and the trustee hereunder shall have any title or interest, legal or equitable, in or to said real estate or such, but only in relation to the earnings, savings and proceeds thereof as aforesaid.

It is the intent of any of the above lands in now or hereafter registered, the trustee of title is hereby directed not to register or note in the public records of title or duplicate thereof, or memorial, or words "in trust," or "upon condition," or "with limitations," or words of similar import, in connection with the statute in such case made and provided.

And the said trustee hereby expressly waives and relieves any and all rights, benefits 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, or under and by virtue of any applicable laws relating to cover or convey rights.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

\_\_\_\_\_  
Alfred Lucas  
TRUSTEE OF TRUST  
( )  
( )  
COUNTY OF COOK

The undersigned, County Public in and for said County, in the State of Illinois, do hereby CERTIFY that Alfred Lucas and Alfred Lucas, husband and wife, personally known to me to be the same persons 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 specified, including the release and waiver of the right of redemption.

\_\_\_\_\_  
Notary Public and Notarial and this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

\_\_\_\_\_  
Commission Expires \_\_\_\_\_

This instrument prepared by Joseph C. Johnson, Attorney at Law, 1202 Sherman Road, Northbrook, IL 60062.

This instrument should be mailed to Alfred Lucas, Trustee, 1202 Sherman Road, Northbrook, IL 60062.

For further information, contact Joseph C. Johnson, Attorney at Law, 1202 Sherman Road, Northbrook, IL 60062.

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