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DEED TRUST Cook County
PERMANENT REAL ESTATE TRANSACTION TAX

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Copy 5/12/2015 40

87014959

THE GRANTOR Lori Ann Fabian, a Spinster

of the County of Cook and State of Illinois
for and in consideration of Ten (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey S and (WARRANT S) unto
First American Bank of Kane County
218 W. Main, Dundee, IL 60118

DEPT-01 RECORDING \$11.2
T#4444 TRAN 0154 01/07/87 07:58:00
#3857 IF ID * 87014959
COOK COUNTY RECORDER
87014959

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1st day of December, 1986, and known as Trust Number 86100 (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:

Legal Description is attached hereto as Exhibit A
See Exhibit B
Permanent Real Estate Index Number(s) 05-34-423-027
Address(es) of real estate: 1915 Greenbay Road and 2658 Greenbay Road, Evanston, IL 60201

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 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 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 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 its hand and seal this 22d day of December, 1986

ATTEST: (SEAL) Lori Ann Fabian (SEAL)
Its Secretary
Lori Ann Fabian

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lori Ann Fabian, a Spinster 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
MY COMMISSION EXPIRES 11/27/90
Given under my hand and official seal, this 22nd day of December, 1986

Commission expires 11-27 1990 Patricia A. Hannigan
NOTARY PUBLIC

This instrument was prepared by Kevin D. Kline, Hopkins & Sutter, Three First National Plaza, Ste. 4200, Chicago, IL 60602 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Patrick Coen
40 Brink St.
Crystal Lake, IL
(City, State and Zip) 60014

SEND SUBSEQUENT TAX BILLS TO:
First American Bank of Kane
218 W. Main, Dundee, IL 60118
(City, State and Zip)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AFFIX "RIDERS" OR REVENUE STAMPS HERE
Real Estate Transfer Tax \$50.00
CITY OF EVANSTON
Real Estate Transfer Tax \$25.00
CITY OF EVANSTON
Real Estate Transfer Tax \$500.00
CITY OF EVANSTON
Real Estate Transfer Tax \$500.00
CITY OF EVANSTON

11 MAIL

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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Exhibit B 8 7 0 1 4 9 5 9

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; existing lease to Merlin Muffler Shops, Inc. and Dunkin Donuts of Illinois, Inc., general taxes for 1986 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 1985 and 1986.

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2024/11/14

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EXHIBIT A

Lots 1, 2 and 3 in Block 20 in North Evanston in Section 12, Township 41 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded December 17, 1868, as Document No. 18783, in Book 168 of Maps Page 35, in Cook County, Illinois.

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