

UNOFFICIAL COPY

87040380

WARRANTY DEED IN TRUST

1987 JAN 21 PM 2:23

87040380

Form TR-2 4/67

The above space for recorder's use only



THIS INDENTURE WITNESSETH, That the Grantor Louis M. Russo
One Minnisink Rd., Short Hills, NJ 07078

of the County of Essex and State of Illinois for and in consideration
of Ten (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Conveys and warrants * unto the MOUNT PROSPECT
STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated
the 18th day of June 19 86, known as Trust Number 1685,
the following described real estate in the County of Cook and State of Illinois, to-wit:
the following non-homestead property;

11.00

69-94-529-103

PARCEL 1:
UNITS 212, P-212, 512, P-512, 800, P-800, 903, P-903, 1217 and P-1217 IN THE RENAISSANCE TOWERS
CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 20 AND 21 IN RENAISSANCE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO.
26190230 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:
EASEMENT OF INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS
RECORDED AS DOCUMENT NO. 22912136.

* but subject to all real estate taxes and condominium assessments, all basements, ordinances and
declaration of condominium of record and rights of owners of land bordering on Salt Creek in respect to
the water of said creek. Perm. tax nos. 02-14-100-080-1032, 1189, 1292, 1364,
914-1375 and 1493-1217

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 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 lease to com-
mence in present or 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, 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 the, 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 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 aforsaid in S hereunto set his hand and seal
this thirty-first (31) day of December 19 86.

(Seal) Louis M. Russo (Seal)

(Seal) Paula F. McKay (Seal)

8780A This document was prepared by: Paula F. McKay
Berger, Newmark & Fenchel P.C., 180 N. LaSalle St. (1500)
Chicago, Illinois 60601 BOX 333-CA

State of NEW YORK)
County of KINGS) ss. I, MARIE D WALSH a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Louis M. Russo 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
he signed, sealed and delivered the said instrument as his free and volun-
tary act, 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 31st day of December 19 86

Marie D Walsh
Notary Public

MOUNT PROSPECT STATE BANK
111 East Russe
Mount Prospect, Illinois 60056

730 N. Hicks Road
Palatine, Illinois
MARIE D. WALSH
NOTARY PUBLIC, State of New York
No. 25-9519760
For information only insert street address of Notary Public County
above described property. Cert. filed in New York County
Commission Expires February 28, 1990

Section 4,
Real Estate Transfer Tax Law, Illinois
Buyer's Representative
Date
87040380

UNOFFICIAL COPY

[Faint, mostly illegible text from a document, possibly a contract or legal notice, is visible in the background.]

Property of Cook County Clerk's Office

AD-828 238



EXHIBIT