

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

1987 JAN 21 PM 2:23

87040382

11

Form TR-2 4/67

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Philip J. Tannenbaum 25 Fox Lane, Broomall, Pennsylvania, 19008

of the County of Delaware and State of Pennsylvania 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 1986, 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;

PARCEL 1: UNITS 315, P-315, 801, P-801, 802, P-802, 1002, P-1002, 1218 and P-1218 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. 25190230 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22955436.

* but subject to all real estate taxes and condominium assessments, all easements, 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. 02-14-100-080-1100, 1293, 1294, 1386 and 1494-1218

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 create 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 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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, in 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 how 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 acting under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument 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 case made and provided.

And the said grantor hereby expressly waives, surrenders 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 his hand and seal this fifth (5) day of December 1986.

(Seal) Phillip J. Tannenbaum (Seal)

8780A This document was prepared by: Paula F. McKay Berger, Newmark & Fenchel P.C., 180 N. LaSalle St. (1500) Chicago, Illinois 60601 BOX 933-CA

State of Pennsylvania ss. J. Miriam McFadden a Notary Public in and for said County, in County of Delaware is the state aforesaid, do hereby certify that Phillip J. Tannenbaum is

personally known to me to be the same person whose name is (Seal) 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 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 notarial seal this 5th day of December 1986

J. MIRIAM McFADDEN, NOTARY PUBLIC RAGNOR TOWNSHIP, DELAWARE COUNTY MY COMMISSION EXPIRES MARCH 31, 1988 Member, Pennsylvania Association of Notaries

J. Miriam McFadden Notary Public

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

730 N. Hicks Road Palatine, Illinois For information only insert street address of above described property.

69-94532 D3

Exempt This space for affixing Riders and Revenue Stamp SECTION 4 Real Estate Tax Date 1-21-87 Paula McKay By: Paula McKay, Notary Public

Document Number

87040382

UNOFFICIAL COPY

Property of Cook County Clerk's Office

BOX 338 - CV

CP10025