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WARRANTY DEED

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THE GRANTOR, SYBIL F. BERNSTEIN, divorced and not since remarried, of 619 Leamington, Wilmette, IL 60091, for and in consideration of Ten and no/100 Dollars and other good and valuable considerations in hand paid

CONVEY and WARRANT to SYBIL F. BERNSTEIN, of 619 Leamington, Wilmette, Illinois, as Trustee under the provisions of a trust agreement created by SYBIL F. BERNSTEIN dated the 12th day of December, 1986 (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 9 IN BLOCK 5 IN FIRST ADDITION TO WILMETTE-LARAMIE SUBDIVISION BEING A SUBDIVISION OF LOT 44 AND THE SOUTH HALF OF LOT 45 IN COUNTY CLERK'S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax Index No.: 05-31-214-032-0000
TO HAVE AND TO HOLD the said premises w 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 of successors in trust and to grant to such successor or successors in crust 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 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 praesenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manny of fixing the amount of present or future rentals; to partition or to enchange 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 eny 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

ihis conveyance exempt under Par. 4(4) real estate transfer

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THE CHANTOR, SYRIE F. BERKSTEIM, divorced and not since remarried, or eld Leawington; Wilmeter, It 60091. for and in consideranton of Ten and ne/100 beiders and other good and valuable countdorstance it hand padd

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Permacent Tan Index. So.: 75-31-516-632-5990 TO RAVE AND TO PGAD the said presides with the approximates upon the trucks and for the nors and purposes herein and in said for ust agreement and

Full power and authority are hereby granted to mid trunded to improve, manage, protest and subdivide anid premise or any part thereof; to nedicete parts, attents in highways or alloyed to vacate any subdivinces or park thereof, and to resubdivide send property as often as desired; to contract to sell; to great options to purition; to sell or any terms; to convey attice with or without consideration, to convey said massisen or ony part thereof to a successor or securetor in trust and to grant to such successor or sucrepsors in trust et of the title, estate, powers and sutherstring vested in sold trustee to denate, to dedicate, to bortgage. between the vected in some times, to under, to respect, to mortgage, which go of otherwise estimates and principle, or any part thereon, from time in this, is because for reversion, by leases as nonmered in premonther in forms, and open reversion, by leases as nonmered in premonther in the resenting in the result any stagle derived of norther of time, not exceeding in the result any stagle derived the refer of 198 years, and to benew or extend leases upon any single devised the tenter, 198 years, and to penew or extend leading on any zeros and to seemd, charge or neglify beased and the term and the terms and the terms and the resident to estimate the make leases and to grant options to bease and lease to be where the respective to respect to the extension of the whole of the period the content of the whole of the content of the c present or fulct contains to particion or to exclusing sold property, or any pure theres to contain the grant escements any pure therest to the rest or release. Correy or essign any right, title or interest in to choose or essent espectants to cold presides or any pure chareact and to lead with said property and every part thereof in all other units and the said other considerations are at would be lawful day may person owning the name to doub with the same, shother similar to or different from the ways above aposified, as any thus or three heresiter.

to no come shall any party dealing with sold trusten in relation to raid previses, of to whom said pramises or ony port thereof shell be conveyed, contracted to be sold, leased or mortgaged by said trustee. be obliged to The land and the more and the control of the contro Paris Germania and Arthur and Articles 🖫 grades, as a few and ambient of the few of me taken we green densities of a contract of the co inquise into any of and corms of said trust agreement; and every decar trust deed, mortgrays, leade on other transpose exceeded by soid fructie in walanton to made the caree of the target of the target of the target of the target of reason melying thre or chairing under ony auch conveyance, leace or other Restringent, (a) that at the time of the delivery thereof the trunt orested to this ladeacers and by said trues agreement was in full force and effect; with the trusts, conditions and industions contained in this indenture and is alphi trust agreement in in some coundrint thereofficial binding upon th

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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 precedessor 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.

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And the said contor 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, or under and by virtue of any applicable laws relating to dower or curtesy rights.

DATED this 6 day of 3.0., 1987.

Sybil F. Bernstein

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SYBIL F. BERNSTEIN, divorced and not since remarried, 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.

Given under my hand and notarial seal this b day of Filmwary

Notary Public Shurin

Commission Expires Ode 1990

This instrument prepared by Joseph C. Johnson, Attorney at $\widehat{L(w)}$ 1205 Shermer Road, Northbrook, IL 60062.

Subsequent real estate tax bills should be mailed to Sybil F. Bernstein, Trustee, 619 Leamington, Wilmette, IL 60091.

The address of the property described in this Deed is 619 Leamington, Wilmette, IL 60091.

MAIL TO: Joseph C. Johnson, Attorney at Law, 1205 Shermer Road, Northbrook, IL 60062.

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The address of the respecty described in this isod is all teacherton. Wilneysta, it. 6009).

MAIL TO: Joseph C. Johnson, Accorney at Law, 1205 Shormer Road, Morchbrook, 11 60062.

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