

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Ruth Perlman, (as Independent Executor of the Will of Milton Perlman, deceased by virtue of Letters Testamentary issued to her by the Probate Division of the Circuit Court of Cook County, Illinois and in the exercise of the authority and power of sale granted to her in and by said will and pursuant to Section 28-8 of the Probate Act of Illinois and in pursuance of every other power and authority her enabling), of the County of Cook and State of Illinois, for and in consideration of the sum of ~~THIRTY TWO THOUSAND TWO HUNDRED FIFTY~~ ^{(\$32,500.00) and no 100/Dollars} in hand paid, and of a purchase money installment note secured by Trust Deed for the principal balance of ~~25,000.00~~ ^{25,000.00} ~~THIRTY TWO THOUSAND TWO HUNDRED FIFTY~~ ^{THIRTY TWO THOUSAND TWO HUNDRED FIFTY} Dollars receipt of which is hereby duly acknowledged, Conveys and Quitclaims unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 N. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of March, 1987, and known as Trust Number 102094-01 the following described real estate to wit:

that undivided 1/2 interest vested in her as independent executor as stated above in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

The East 1/2 of the West 1/2 of the East 1/2 of the North 1/2 of the South 1/2 of the North East 1/4 of Section 20; Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Address: 2895 Willow Road, Northbrook, Ill 60062

TO HAVE AND TO HOLD the said real estate 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 manage, protect and subdivide said real estate or any part thereof, to dedicate, streets, highways or alleys to create any subdivision or part thereof and to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either such or with a reservation to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title estate powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by years, by months or in fee simple or in future and upon any term 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 lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the leasing of any part of the premises or future rentals in position or in exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same in fee 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 or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, by said Trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the Register of Titles of said County relating upon or claiming under any such conveyance, lease or other instrument, in 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, 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 all amendments thereof and any and binding upon all beneficiaries hereunder, that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and 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 Trust Agreement.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed, trust deed, mortgage or any amendment thereof, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or responsibility incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for its payment and discharge thereof. All persons and corporations, whomever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, any of them shall be only in the earnings, profits and proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid the intention thereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

Perm. Index #04-20-201-005-0000

And the said grantor hereby expressly waives S and releases S, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 2nd day of April 1987.

[SEAL] [SEAL] [SEAL]

This document prepared by Edward G. Levinson, 11 S. La Salle St., Chicago, IL 60603

STATE OF ILLINOIS, I, Marion J. Nathan, Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that RUTH PERLMAN, Independent Executor of the Estate of Milton Perlman, deceased,

personally known to me to be the same person, whose name is she 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 2nd day of April A.D. 1987

Marion J. Nathan
Notary Public

My commission expires OFFICIAL SEAL
Marion J. Nathan
American National Bank and Trust Company of Chicago
My Commission Expires Dec. 7, 1988

2895 Willow Rd Northbrook IL 60062
For information only insert street address of above described property.

70-99-808-66-07

1304215

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
APR 9 1987
DEPT. OF REVENUE
Cook County
ESTATE TRANSFER TAX
SECTION 194.75
87178907

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY ILLINOIS
FILED FOR RECORD

1987 APR -3 PM 3:05

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Mailto: Schuyler, Roche & Zwirner
Attn: Mr. John T. Even
3100 Prudential Plaza
Chicago, Ill 60601

BOX 333-CR

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