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87178908

DEED IN TRUST

Form 191 Rev 11-71

The above space for recorder's use only

70-99-806-03

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Ruth Perlman, widowed and not remarried of the County of Cook and State of Illinois, for and in consideration of the sum of *Thirty Two THOUSAND TWO HUNDRED and FIFTY (\$32,250.00) and no/100 Dollars*, in hand paid and of purchase money installment promissory note and *Trust Deed in principal sum of THREE HUNDRED TWENTY FIVE THOUSAND (\$325,000.00) NO/100 DOLLARS in which Grantor has an undivided one half interest as a tenant in common*, receipt of which is hereby duly acknowledged, Conveys and Warrants 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 in the County of Cook and State of Illinois, to wit:

12.00

04-20-201-005-0000

her undivided one-half interest as tenant in common in and to 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 1 East of the Third Principal Meridian, in Cook County, Illinois.

FOR STAMPS SEE EXECUTOR'S DEED NUMBER ONE. 87178908

ID#04-20-201-005-0000 Address 2895 Willow Road, Northbrook, Ill 60062

SUBJECT TO: general real estate taxes for the year 1987 and subsequent years; roads and highways; grant by Beulah M. Comee and Joseph F. Comee, her husband, to the Public Service Company of Northern Illinois, dated May 15, 1935 as Document 11235336, the right, permission and authority to law and maintain gas mains and to erect, maintain and renew poles, push poles, anchors, etc., in, upon and along so much of Palatine (Willow) Road as is upon or adjacent to premises in question any part thereof and to string and maintain wires, cables and other equipment upon such poles and to operate by means of such poles, wires, cables and other equipment a line or lines for the transmission of electric current and to trim trees, etc.; rights of the Public and of the State of Illinois in and to so much of North 50 feet of premises in question ~~(except present highway)~~ and other property as dedicated for road purposes by Document 11307806 recorded on October 13, 1933; restrictions contained in deed made by Beulah M. Comee to Thomas F. Scanlan and Gertrude H. Scanlan, his wife, dated October 10, 1944 and recorded March 29, 1945 as Document 13475680, relating to character, cost, use of buildings to be erected on premises in question and ~~that said premises shall not be conveyed, leased to or occupied by any person who is not a Caucasian;~~ laterals; feeders; drain tiles; drainage.

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 improve, manage, protect and subdivide said real estate or any part thereof, to erect, mark streets, highways or alleys to create any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, grant options to purchase, to sell on any terms, to convey either with or without 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 of 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 leases to commence in present or in future and upon any terms and for any period or periods of time, not exceeding in the case of any single term and provisions thereof at any time or times hereafter in 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 resubdividing the manner of fixing the amount of present or future rentals, to partition or to 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 to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

City and Revenue Stamps

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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 paid or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with. He is obligated to inquire into the authority, necessity, expediency, if any, 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 Registrar of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument, as that at the time of the execution of the trust created by this Indenture and by said Trust Agreement was in full force and effect and 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, if any, and binding upon all beneficiaries thereunder, it shall be the duty of said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and that 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.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee for its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 or said Trust Agreement or any amendment thereof, or for injury in person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness 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 the payment and discharge thereof. All persons and corporations whatsoever and whatever 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 or any of them shall be only in the earnings, assets 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 of interest, legal or equitable in or to said real estate as such, but only an interest in earnings, assets and proceeds thereof as aforesaid, the intention hereof 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.

And the said grantor hereby expressly waives, releases and conveys to her any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homestead, in whole or in part, in the premises, and otherwise.

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

STATE OF Illinois County of COOK MARION J. NATHAN Notary Public in and for said County, in the State aforesaid, do hereby certify that RUTH PERLMAN

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 2nd day of April, 1987 A.D. 1987

OFFICIAL SEAL
MARION J. NATHAN
Notary Public
Notary Public, State of Illinois
My Commission Expires Dec. 7, 1988

American National Bank and Trust Company of Chicago

XXXXXXX

2895 Willow Rd., Northbrook, IL 60062

For information only insert street address of above described property.

This document was prepared by Edward G. Levinson, 11 South LaSalle St., Chicago, IL 60603
Mail to: Schuyler, Roche & Zwirner, Attn: John T. Even, 3100 Prudential Plaza, Chicago, Ill 60601

BOX 330-C1

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Document Number

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PROPERTY OF COOK COUNTY CLERK'S OFFICE