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DEED IN TRUST
(ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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COOK COUNTY, ILLINOIS
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77-88-453 D4

THE GRANTOR S, WILLIAM R. ROSENSTIEL and EVELYN M. ROSENSTIEL, his wife

87 241 110

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)----
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT ~~XXXXXX~~) unto
ANNE T. RYAN and JOYCE ANN CLARK, 175 Boardwalk,
Park Ridge, Illinois 60068

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
12.00
70.00

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 10th day of March, 1987, and known as Trust Number 175 (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 in the County of Cook and State of Illinois, to wit:

Permanent Real Estate Index Number(s) A-175-69 A-175-203
09-27-306-154-1132 and 09-27-306-154-1118
Address(es) of real estate: 175 Boardwalk, Unit 203, Park Ridge, Illinois 60068

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 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 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 leases to commence in present or in 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 the 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 encumbrance 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 way 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 beneficiaries (hereinafter) (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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor do hereby expressly waive and release 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 do aforesaid ha themselves and seal do this 21st day of April, 1987.

William R. Rosenstiel (SEAL) Evelyn M. Rosenstiel (SEAL)
WILLIAM R. ROSENSTIEL EVELYN M. ROSENSTIEL

OFFICIAL SEAL
WILLIAM RIBOWES
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES DEC 16, 1990

Cook ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM R. ROSENSTIEL and EVELYN M. ROSENSTIEL, his wife personally known to me to be the same person do whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 30 day of April, 1987

Commission expires 19
William R. Ribowes
NOTARY PUBLIC

This instrument was prepared by John E. Owens
Owens, Owens & Rinn, Ltd., P.O. Box 578, 444 N. Northwest Hwy., Park Ridge, IL 60068 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: John E. Owens
OWENS, OWENS & RINN, LTD.
P.O. Box 578
444 N. Northwest Hwy.
Park Ridge, IL 60068
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Anne T. Ryan
175 Boardwalk, Unit 203
Park Ridge, IL 60068
(City, State and Zip)

COOK COUNTY
REAL ESTATE TRANSACTION TAX
70.00
70.00
87 241 110

UNOFFICIAL COPY

Deed in Trust

WILLIAM R. ROSENSTEL and
EVELYN N. ROSENSTEL, his wife

TO

ANNE I. RYAN and JOYCE ANN CLARK,
as Trustees

GEORGE E. COLE,
LEGAL FORMS

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Units A-175-203 and A-175-G9 in Boardwalk of
Park Ridge Condominium, as delineated on the
survey of the following described real estate:
part of the South West Quarter of Section 27,
Township 41 North, Range 12 East of the Third
Principal Meridian and Part of Lots 1 to 4 Ann
Murphy's Estate Division of Land in Section 27
and 28 aforesaid, in Cook County, Illinois,
which survey is attached as Exhibit 'C' to the
Declaration of Condominium recorded as Document
24558782 amerderl from time to time together
with their undivided percentage in the common
elements.

87 241 110

011 142 18

WILLIAM R. ROSENSTEL
COMMISSION EXPIRES DEC 19 1980
ILLINOIS STATE OF RECORDS
WILLIAMS BOWEN
CARTER SEAL