

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Mary Ruth Siffermann  
of the County of Cook and State of Illinois, for and in consideration of the sum  
of \_\_\_\_\_ Dollars,  
( \$ \_\_\_\_\_ ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
acknowledged, Convey S and Warranty S unto First State Bank & Trust Company of Park Ridge, an Illinois bank-  
ing corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the 20th day of November, 1986 and known as Trust Number  
1721, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

87269579

RECORDED  
415672-18-4 # 28484  
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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 with respect to the real estate or any part or parts of it, and at any time or  
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, in contract to sell, to grant options to pur-  
chase, to sell on any terms, to convey either with or without consideration, 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 the present or in the 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 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 pur-  
chase the whole or any part of the reversion and to contract (regarding 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 out of 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 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, 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 the trust property, or be obliged to see that the  
terms of the 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 trust property 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-  
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all  
amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly  
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-  
veyance 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 her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, either individually or as Trustee, nor its  
successor 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 or said Trust  
Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability  
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection with said real estate may be entered into by it in the case 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 to the payment and dis-  
charge thereof). All persons and corporations whatsoever 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 or any  
of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention aforesaid being to  
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 and releases any and all right of 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 Mary Ruth Siffermann hereunto set her hand and seal this 31st  
day of December, 1986.

[Seal] Mary Ruth Siffermann [Seal]  
Mary Ruth Siffermann [Seal]

STATE OF Illinois  
COUNTY OF Cook ) ss.

I, Diane M. Griseto, a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that Mary Ruth Siffermann  
personally known to me to be the same person whose name is \_\_\_\_\_ subscribed to the foregoing instrument, appeared be-  
fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volunt-  
ary 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 31st day of December, 1986

Commission expires February 10, 1990 Diane M. Griseto  
NOTARY PUBLIC

Document Prepared By: Roy C. Palmer  
Palmer, Blackman & Riebandt, P.C.  
950 Northwest Hwy.,  
Park Ridge, IL 60068

ADDRESS OF PROPERTY:  
Unit 3-B, 203-209 Vine Avenue  
Park Ridge, IL 60068  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Mary Ruth Siffermann  
Unit 3-B, 203-209 Vine Avenue  
Park Ridge, IL 60068

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR. E & COOK COUNTY ORD. 95104 PAR. E  
Date Dec. 31, 1986 Sign. Roy C. Palmer, Agent

DOCUMENT NUMBER

87269579



**UNOFFICIAL COPY**

RETURN TO: First State Bank & Trust Company

of Park Ridge

607-11 Devon Avenue

Park Ridge, Illinois 60068 - OR

Recorder's Box No. 260

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(WARRANTY DEED)

TO

**First State Bank & Trust Company**

**of Park Ridge**

Park Ridge, Illinois

TRUSTEE

Property of Cook County Clerk's Office

6-25-68 60068

PLEASE RETURN TO:

Roy C. Palmer

P.O. Box 957

Park Ridge, IL 60068

# UNOFFICIAL COPY

87269579

UNIT 3-B AND GARAGE SPACE UNIT 8 IN RIDGE SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 2 IN BLOCK 9 IN L. HODGE'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 35, SOUTH OF RAILROAD, EXCEPT 40 ACRES IN THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 8.73 ACRES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF PUBLIC ROAD IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND OF THE SOUTHEASTERLY SIDE OF LOT 1 IN BLOCK 9 IN L. HODGE'S ADDITION TO PARK RIDGE, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE THEREOF WITH THE WESTERLY LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING SOUTHWESTERLY LINE OF RIGHT OF WAY OF RAILROAD COMPANY, A DISTANCE OF 9 FEET 2 1/2 INCHES TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON THE WESTERLY LINE OF LOT 1 AFORESAID, BEING THE EASTERLY LINE OF VINE AVENUE, 13 FEET 7 INCHES NORTHERLY FROM SOUTHERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, BEING THE EASTERLY LINE OF VINE AVENUE, A DISTANCE OF 13 FEET 7 INCHES TO MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTHWESTERLY 50 FEET OF LOT 3 IN BLOCK 9 IN L. HODGE'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 35, SOUTH OF RAILROAD, EXCEPT 40 ACRES IN THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35; TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 8.73 ACRES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF PUBLIC ROAD IN COOK COUNTY, ILLINOIS AS DELINEATED ON THE SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE CONDOMINIUM DECLARATION MADE BY PARKWAY BANK AND TRUST CO., AS TRUSTEE UNDER TRUST NO. 5203 DATED DECEMBER 22, 1979 AND REGISTERED WITH THE REGISTRAR OF TORRENS TITLES FOR COOK COUNTY, ILLINOIS ON MARCH 23, 1982 AS DOCUMENT NUMBER 3253705 AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 23, 1982 AS DOCUMENT 26180275; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: General Real Estate Taxes for 1985 and subsequent years; and to easements, restrictions and covenants of record.

PERMANENT INDEX NO.: 09-35-216-050-1007

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EXHIBIT "A"

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