

UNOFFICIAL COPY

This Indenture Witnesseth, THAT THE GRANTOR DEANNA K.

13 00

SPRINGER, a widow

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 S and warrants unto the COLE TAYLOR BANK/SKOKIE

located at Skokie, Illinois, as Trustee under the provisions of a trust agreement dated the fifteenth

day of AUGUST, 1988, known as Trust Number 95-355, the following described

real estate situated in the County of Cook and State of Illinois, to wit:

SUBJECT TO easements, covenants, conditions and restrictions of record and real estate taxes for 1987 and subsequent years.

Property Address: 8888 Lake Avenue, Wilmette, IL. 60091  
PIN: 05-31-205-038

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 is hereby granted to and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 sell or 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 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 appurtenant to said premises or any part thereof, and to deal with said property and any 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. Any such power and authority granted to the Trustee shall not be exhausted by the use thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 and said trust agreement 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 kind of 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 thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument, and (d) if the conveyance is made by 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 limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby release S and waive S all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor aforesaid ha S hereunto set her hand and seal this 30th day of August, 1988

Deanna K. Springer (SEAL)  
DEANNA K. SPRINGER

MAIL TO:

SKOKIE TRUST BANK BOX 169  
2400 OAKTON STREET  
SKOKIE, ILL. 60076

TRUST DEPARTMENT  
COLE TAYLOR BANK/SKOKIE  
4100 OAKTON STREET  
SKOKIE, ILLINOIS 60076

THIS INSTRUMENT PREPARED BY:  
PHILIP GROSSMAN  
8707 N. SKOKIE BLVD.  
SKOKIE, IL 60077

VILLAGE OF WILMETTE  
REAL ESTATE TRANSFER TAX

EXEMPT - 3  
ISSUE DATE 8/30/88

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
SEVERAL  
STAMP SEP-88  
PR. 11423

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
SEP-88



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# UNOFFICIAL COPY

STATE OF Illinois

COUNTY OF Cook

SS

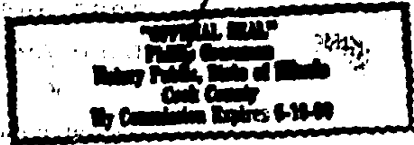
I, PHILIP GROSSMAN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Deanna K. Springer, a widow

\_\_\_\_\_ , who \_\_\_\_\_ 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 and deed 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 30<sup>th</sup> day of August, A.D. 19 88.

*Philip Grossman*  
Notary Public



Property of Cook County Clerk's Office

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20-11-11 7-435 888

74550491

## CONVEYANCE IN TRUST

DEED

PHILIP GROSSMAN  
8502 N. SKOKIE BLVD.  
SKOKIE, ILL. 60076

To

Trust and Savings Bank

AS TRUSTEE

Trust No.

Address of Property

SKOKIE TRUST & BANK  
SAVINGS  
4400 OAKTON STREET  
SKOKIE ILL. 60076

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## PARCEL 1:

LOT ONE (EXCEPT THE S. 169.45 FEET AS MEASURED AT RIGHT ANGLES SO THE MOST WESTERLY LINE THEREOF) IN CHALET GARDENS UNIT 1 BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED NOVEMBER 14, 1962 AND RECORDED DECEMBER 19, 1962 AS DOCUMENT 18678412 MADE BY THE HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 19, 1962 AND KNOWN AS TRUST NUMBER 30333. AND AS CREATED BY THE MORTGAGE FROM HARRIS TRUST AND SAVINGS BANK TRUST NUMBER 30333 TO PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED SEPTEMBER 4, 1964 AND RECORDED DECEMBER 9, 1964 AS DOCUMENT 18678423.

## PARCEL 3:

EASEMENT SET FORTH IN THE DECLARATION OF EASEMENTS DATED JANUARY 21, 1964 AND RECORDED JULY 1, 1964 AS DOCUMENT 19172353 MADE BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1961 AND KNOWN AS TRUST NUMBER 30333.

A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS:

THE WEST 10.0 FEET OF LOT ONE (EXCEPT THAT PART THEREOF FALLING IN PARCEL ONE AFORESAID) IN CHALET GARDENS UNIT 1 AFORESAID.

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ALSO

THE EAST 10.0 FEET OF THE WEST 73.0 FEET OF LOT ONE (EXCEPT THAT PART THEREOF FALLING IN PARCEL ONE AFORESAID) IN CHALET GARDENS UNIT 1 AFORESAID.

ALSO

THE NORTH 15.0 FEET OF THE WEST 73.0 FEET OF LOT ONE (EXCEPT THAT PART THEREOF FALLING IN PARCEL ONE AFORESAID) IN CHALET GARDENS UNIT ONE AFORESAID.

ALSO

THE SOUTH 82.0 FEET (EXCEPT THE WEST 93.0 FEET THEREOF AND EXCEPT THE NORTH 60.0 FEET OF THE EAST 20 FEET THEREOF OF LOT ONE IN CHALET GARDENS UNIT 1 AFORESAID).

ALSO

B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR PARKING OVER AND ACROSS:  
THE EAST 20.0 FEET OF THE WEST 93.0 FEET OF THE SOUTH 82.0 FEET OF LOT ONE IN CHALET GARDENS UNIT 1 AFORESAID.

ALSO

THE EAST 20.0 FEET OF THE NORTH 60.0 FEET OF THE SOUTH 82.0 FEET OF LOT ONE IN CHALET GARDENS UNIT 1 AFORESAID.

C) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 10.55 FEET OF EAST 12 FEET OF WEST 22 FEET OF LOT ONE IN CHALET GARDENS UNIT 1 AFORESAID.