

UNOFFICIAL COPY

88533094

This Indenture Witnesseth, That the Grantor JOHN B. VAN DUZER, JR. married to CATHERINE LYNN VAN DUZER

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey Warrant & Quit-Claim unto the FIRST NATIONAL BANK OF THE QUAD CITIES, a National Banking Association organized and existing under the laws of the United States of America, with its principal office in the City of Rock Island, County of Rock Island and State of Illinois, as Trustee under the provisions of a trust agreement dated the 19th day of June 1977, known as Trust Number 1892, the following

described real estate in the County of Cook and State of Illinois, to-wit: LOT 45 IN SPRUCEWOOD VILLAGE UNIT NO. 5, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12th

PERMANENT R.E. INDEX NO. 05-30-406-065

ADDRESS: 3267 SPRUCEWOOD WILMETTE 60091

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 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 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 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 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 ways 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 held 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 trust, 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, 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.

And the said grantor 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 grantors aforesaid have hereunto set their hand and seal this 18th day of November 1988

JOHN B. VAN DUZER, JR.

CATHERINE LYNN VAN DUZER

DUX 333

THIS INSTRUMENT PREPARED by JOHN B. VAN DUZER 222 West Adams Street, Chicago, Illinois 60606 MAIL TO: Edward C. Schoede, 610 Safety Bldg., 1800 Third Avenue Rock Island, Illinois 61201

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88533094 VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$200.00 VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$200.00 VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX \$200.00 FIVE - 05 SOME DATE 11-17-88

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App'd in Trust

First National Bank  
OF THE QUAD CITIES  
TRUSTEE

TRUST NO.

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
988 NOV 22 PM 3 26

88539099

4606588

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV 22 08  
REVENUE  
NOV 22 08  
11 25

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 22 08  
DEPT. OF REVENUE  
11 25  
230999  
CO. NO. 018

OFFICIAL SEAL  
HELEN VAN PRAAG FARRELL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/25/91

1985  
day of November  
Helen Van Praag Farrell  
Notary Public

GIVEN under my hand and seal  
including the release and waiver of the right of homestead.  
and acknowledged that they signed and delivered the said instrument  
personally knows to me to be the same person, whose name is

Van Duzer  
John B. Van Duzer, Jr. and Catherine Lynn  
Notary Public in and for said County, in the State aforesaid, do hereby certify that

STATE OF ILLINOIS  
COUNTY OF COOK  
I, Helen Van Praag Farrell