

WARRANTY

88550361

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors KENNETH NAZARIAN and EDWARD S. NAZARIAN, Executor of the Estate of Edward Nazarian, deceased, as all of the shareholders of the Chimneys, Inc., a dissolved corporation of Illinois of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00)-----dollars, and other good and valuable considerations in hand paid, Convey and warrant unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of November 15, 1988, known as Trust Number 25-9659, 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.

DEPT-01 RECORDING \$15.25
T#2222 TRAN 6393 11/10/88 12:47:00
#0918 ÷ E \*-88 550361
COOK COUNTY RECORDER

- 05-21-322-010-0000
05-21-322-025-0000
05-21-322-033-0000
05-21-322-038-0000

(Permanent Index No.: 05-21-322-039-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes hereinafter set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of option to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms, and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced in the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 grantor aforesaid have hereunto set their hand and seal this 15th day of November, 1988

Kenneth Nazarian (SEAL) Edward S. Nazarian (SEAL)
KENNETH NAZARIAN EDWARD S. NAZARIAN, Executor of
the Estate of Edward Nazarian,
deceased (SEAL)

Vertical text on right side: This space for affixing Riders and Revenue Stamps. Includes a signature and the word 'Agent'.

Vertical text on right side: This space for affixing Riders and Revenue Stamps

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Document Number



1825 W. Lawrence Ave.
Chicago, Illinois 60640 Phone 989-3000

150-60 Greenbay Road

For information only insert street address of above described property.

Winnetka, Illinois 60093

THIS DEED PREPARED BY: JOEL POLISKY
233 S. Wacker Dr., 99th Fl. Sears Tower
Chicago, Illinois 60606 (312) 876-1100

# UNOFFICIAL COPY

State of Illinois } SS. I, AARON COHEN a Notary Public in and for said County, in  
County of Cook } the state aforesaid, do hereby certify that Kenneth Nazarian

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 he  
signed, sealed and delivered the said instrument as his \_\_\_\_\_ 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 25<sup>th</sup> day of November, 1988

Aaron Cohen  
Notary Public  
12-31-89

State of Illinois )  
                          ) SS.  
County of Cook   )

I, Joseph G Moore a Notary Public in and for said County,  
in the state aforesaid, do hereby certify that Edward S. Nazarian, Executor for  
the Estate of Edward Nazarian, deceased 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 he signed, sealed, and delivered  
the said instrument as his 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 29<sup>th</sup> day of November, 1988

Joseph G Moore  
Notary Public  
11/9/1990

88550361



MAIL to:  
AARON COHEN  
Cohen, WOLFSTAT, SEMER, LEFF &  
ROSENBERG, LTD  
9900 SEARS TOWER - 233 So. WACKER  
CHICAGO, IL 60606

PROPRIETARY COOK County Clerk's Office

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RIDER  
ATTACHED TO AND MADE A PART OF  
DEED IN TRUST DATED NOVEMBER 21, 1988

This Deed in Trust is being executed by Edward S. Nazarian as executor under the will of Edward Nazarian, deceased, by virtue of Letters Testamentary issued to him by the Circuit Court of Cook County, Probate Division, State of Illinois, and in exercise of the power granted to him in the said will to transfer the real estate and in pursuance of every other power and authority granted to him enabling his entering into this Deed in Trust, and the consideration therefor is recited above.

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88550361

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## EXHIBIT A

TO DEED IN TRUST DATED NOVEMBER 21, 1988

### LEGAL DESCRIPTION:

#### PARCEL A:

LOT 6 AND THE EAST 15 FEET OF LOT 7 IN KIEWIK PARK SUBDIVISION OF PARTS OF BLOCK 26 IN JOHN C. GARLAND'S ADDITION TO WINNETKA IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1927 IN BOOK 250 OF PLATS, PAGE 23, AS DOCUMENT 9776299, IN COOK COUNTY, ILLINOIS

#### PARCEL B

(1) ALL THAT PART OF LOT 1 IN WHITMAN'S SUBDIVISION OF THAT PART OF THE SOUTH 1/4 OF THE SOUTH WEST 1/4 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF CHURCH ROAD AND WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1914 AS DOCUMENT 5454153, WHICH LIES EAST OF A STRAIGHT LINE DRAWN FOR THE SOUTH EAST CORNER OF SAID LOT 1 TO A POINT IN THE NORTH LINE OF SAID LOT, 39.97 FEET EAST OF THE NORTH WEST CORNER THEREOF

(2) ALL THAT PART OF LOT 12 IN WHITMAN'S SUBDIVISION AFORESAID, WHICH LIES NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF HILL TERRACE, AS SHOWN ON PLAT OF WHITMAN'S SUBDIVISION AFORESAID, AT THE INTERSECTION OF SAID CENTER LINE WITH A LINE DRAWN AT RIGHT ANGLES THEREIN FROM THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID LOT 12 WITH THE NORTH LINE OF HILL TERRACE; THENCE EAST ALONG SAID CENTER LINE AND THE SAID CENTER LINE EXTENDED TO THE EASTERLY LINE OF SAID LOT 12;

#### PARCEL C:

THAT PART OF LOT 12 IN WHITMAN'S SUBDIVISION AFORESAID, LYING NORTH OF THE NORTH LINE OF LOT 11 AND SAID NORTH LINE EXTENDED EAST OF THE EASTERLY LINE OF SAID LOT 12, SOUTH OF THE CENTER LINE OF HILL TERRACE AS SHOWN ON PLAT OF WHITMAN'S SUBDIVISION, AND SAID CENTER LINE EXTENDED EAST TO THE EASTERLY LINE OF SAID LOT 12, NORTHERLY AND WESTERLY OF A LINE 9 1/2 FEET NORTHERLY AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

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## LEGAL DESCRIPTION CONTINUED:

COMMENCING IN THE EASTERLY LINE OF LOT 12 AFORESAID AT A POINT 258.48 SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID LOT; THENCE WESTERLY AT RIGHT ANGLES AND SOUTHERLY ON THE ARC OF A CURVE WHICH IS CONVEX WESTERLY AND HAS A RADIUS OF 101 FEET WITH CENTRAL ANGLE OF 79 DEGREES, 0 MINUTES, 0 SECONDS, A DISTANCE OF 139.26 FEET TO A POINT; THENCE SOUTHERLY ON A CURVE CONVEX EASTERLY, RADIUS 121 FEET; TANGENT TO LAST DESCRIBED LINE, A DISTANCE OF 18.98 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 12 AT A POINT 358.48 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID LOT 12; LYING NORTHERLY OF SAID LAST MENTIONED LINE EXTENDED SOUTHWESTERLY A DISTANCE OF 10.11 FEET; AND LYING WESTERLY OF THE WESTERLY LINE OF AN EASEMENT DESCRIBED AS PARCEL A IN THE WARRANTY DEED MADE BY HERBERT R. TEWS, AS TRUSTEE TO R. B. WHITAKER COMPANY, A CORPORATION OF ILLINOIS, DATED APRIL 10, 1934 AND RECORDED APRIL 13, 1934 AS DOCUMENT 11385221 SAID WESTERLY LINE OF AFORESAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 11 IN SUBDIVISION AFORESAID EXTENDED EAST, SAID POINT BEING 6.45 FEET EAST OF THE NORTH EAST CORNER OF SAID LOT 11; THENCE NORTH ALONG A LINE 6.45 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 11 EXTENDED NORTH, A DISTANCE OF 15.71 FEET; THENCE NORTHERLY 43.11 FEET TO A POINT 124.43 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT 12 ON SAID LINE MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF LOT 12 WHICH COMMENCES AT A POINT 358.48 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID LOT (EXCEPT THAT PART THEREOF COMMENCING AT THE NORTH EAST CORNER OF LOT 6 IN SUBDIVISION AFORESAID; THENCE NORTH 25 FEET; THENCE EAST 45 FEET; THENCE SOUTH 25 FEET; THENCE SOUTHEASTERLY TO A POINT IN THE NORTH LINE OF LOT 11, SAID POINT BEING 69 FEET EAST OF THE SOUTH EAST CORNER OF LOT 6; THENCE WEST ALONG THE NORTH LINE OF LOTS 10 AND 11 TO THE SOUTH EAST CORNER OF LOT 6; THENCE NORTH ALONG THE EAST LINE OF LOT 6 TO THE POINT OF BEGINNING);

ALSO

THAT PART OF LOTS 11 AND 12 IN WHITMAN'S SUBDIVISION OF PART OF THE SOUTH 1/4 OF THE SOUTH WEST 1/4 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1914 AS DOCUMENT 5454153, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 11, 25 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT, THENCE SOUTHEASTERLY 44.60 FEET TO A POINT WHICH IS 40.59 FEET SOUTH OF THE NORTH LINE OF SAID LOT 11 AND 6.55 FEET WEST OF THE EAST LINE OF SAID LOT 11, THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 11, 5.59 FEET TO A POINT, THENCE NORTHEASTERLY 37.34 FEET TO A POINT IN THE NORTH LINE OF LOT 11 EXTENDED EASTWARD WHICH POINT IS 6.45 FEET EAST OF THE NORTH EAST CORNER OF SAID LOT 11, THENCE WEST FROM SAID POINT 31.45 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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