

UNOFFICIAL COPY

This Indenture ~~Witnesseth~~, UNIT 3F THE GRANTOR JOHN J. ERNST  
and GRACE ERNST, his wife, of 9737 Fox Glen, Niles, Illinois

of the County of Cook and State of Illinois for and in consideration

of Ten Dollars & no/100 (\$10.00) Dollars, and other good and valuable considerations in

hand paid, Convey and warrant unto the SKOKIE TRUST AND SAVINGS BANK, an Illinois corporation

located at Skokie, Illinois, as Trustee under the provisions of a trust agreement dated the 18th

day of December, 19 87, known as Trust Number 95327, the following described

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

Unit Number 9737-3F in Terrace Square Condominium as delineated on a survey of the following described real estate: Part of the West 1/2 of the South East 1/4 of Section 10, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25132652 together with its undivided percentage interest in the Common Elements.

P.I.N.: 09-10-401-100-1471  
Address: 9737 Fox Glen, Niles, IL  
Unit 3F

88007430

SUBJECT TO

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 redivide 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 presentii or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 user 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 in 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 S 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 S aforesaid have hereunto set their S hand S and seal S this 29th day of December, 19 87.

Grace Ernst (SEAL)

John J. Ernst (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

MAIL TO:  
SKOKIE TRUST & SAVINGS BANK  
4400 OAKTON STREET  
SKOKIE, ILL., 60076



UNOFFICIAL COPY

CONVEYANCE IN TRUST  
DEED

To

Spokie Trust and Savings Bank

AS TRUSTEES

Trust No.

Address of Property

SKOKIE TRUST & BANK

4400 OAKTON STREET  
SKOKIE, ILL. 60078

88007430

COOK COUNTY, ILL. 184802

STATE OF ILLINOIS  
DEPT. OF REVENUE  
JAN-98  
REAL ESTATE TRANSFER TAX  
36.50

COOK COUNTY, ILL. 185946

REVENUE STAMP  
JAN-98  
REAL ESTATE TRANSACTION TAX  
36.50

OFFICIAL SEAL  
MARY FRANCES HEGARTY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5/1/97  
# B \* B - 007430  
888 COUNTY RECORDER  
\$12.25

I, Mary Frances Hegarty, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John J. Ernst and Grace Ernst, his wife personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have signed, sealed and delivered the said instrument as their 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 29th day of December, A. D. 19 87.

Mary Frances Hegarty  
Notary Public

88007430

STATE OF ILLINOIS  
COUNTY OF Cook