

WEST SUBURBAN BANK  
Lombard, Illinois 60148

UNOFFICIAL COPY

The above space for recorder's use only

85133896

FIRST AMERICAN TITLE INSURANCE # C-21453

THIS INDENTURE WITNESSETH, That the Grantor, JANET KEMBLE, a single person,  
711 S. Westmore, Lombard, Illinois 60148

of the County of DuPage and State of Illinois for and in consideration of --- Ten And 00/100 --- Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims unto WEST SUBURBAN BANK, a State Banking Corporation of Lombard, Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of March 1988, known as Trust Number 8057 the following described real estate in the County of Cook and State of Illinois, to-wit: Unit No. 119 as delineated on Plat of Survey of the following described parcel of real estate hereinafter referred to as "Parcel": Lot 1 (except the West 171.42 feet thereof) all of Lots 6, 7 and 8 in Herman Berlins Subdivision of the North 1155.0 feet (70 rods) of the Northeast 1/4 of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "C" to Declaration of Condominium made by N.W. Financial Corp., a Corporation of Illinois, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22490750; together with an undivided 1.08% interest in said Parcel (excepting from said Parcel all the units thereof defined and set forth in said Declaration and Survey).

Subject to: 1.) general taxes for 1988, 2.) public utility easements and building lines of record, and 3.) covenants, conditions and restrictions of PIN No. 12-27-281-087-1219AS declaration of condominium.

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 subdivide said property as often as desired, in order to sell, to grant, to purchase, to sell on any terms, in entirety 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 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 lease to commence on a certain day or days, 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 in whole or in part any lease or any part thereof, 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 premises and to contract regarding the manner of having the amount of present or future rentals, to participate in exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to sell, to convey or assign any right, title or interest in or about or incident 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 purposes as it should 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 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 have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged as provided to improve and any of the terms of said trust agreement, and every deed, trust deed, mortgage, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person claiming under or claiming under any such conveyance, lease or other instrument, (a) that at the time of the date of the instrument 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's conditions and limitations contained in this indenture and in said trust agreement, or in some amendment or deed and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver any such deed, trust deed, lease, mortgage or other instrument, and (d) that 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, duties and obligations of all, 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 as 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 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 has hereunto set her hand and seal this 3rd day of March 1988

Janet L. Kemble (Seal)

JANET L. KEMBLE (Seal)

State of ILLINOIS  
County of DuPAGE  
Notary Public in and for said County, in the state aforesaid. Do hereby certify that: JANET L. KEMBLE

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, for the uses and purposes therein set forth, including the exercise of her right of homestead.

Given under my hand and notarial seal this 3rd day of March 1988  
Patricia L. Fleischman  
Notary Public, State of Illinois  
My Commission Expires 1/1/90

Retn Made to:  
WEST SUBURBAN BANK  
711 S. Westmore Ave.,  
Lombard, IL 60148

908 Plum Grove Road, Palatine, IL 60067  
For information only insert street address of above described property.

Prepared By: Patricia L. Fleischman  
711 S. Westmore  
Lombard, IL 60148

This space for making Illinois and Revenue stamps  
except under provisions of Paragraph 4, Section 4,  
Real Estate Transfer Tax Act.  
Date: 3/3/88  
Patricia L. Fleischman  
Notary, Clerk, or Representative



