

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, PATRICIA J. RODIMER, divorced and not since remarried, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto The State Bank Of Woodstock a corporation duly organized and existing as an Illinois Banking Corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under the provisions of a certain Trust Agreement, dated the day of March, 1988, and known as Trust Number 4246 the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 1-E in 929 Ainslie Condominium as delineated on a Survey of the following described real estate: Lot 2 (except the West 24 Feet thereof) and all of Lot 3 and the West 2 Feet of Lot 4 in Von Platen's Resubdivision of Lot 5 to 18 inclusive in Castlewood, being a Subdivision of all that part of Lot 4 in Fussesys and Fennemore's Subdivision of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the Center Line of Sheridan Road and North of the North Line of the South 5.20 Chains of said Section 8, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25 439 994, together with its undivided percentage interest in the common elements.

Commonly known as 929 West Ainslie, Unit 1-E, Chicago, Illinois 60640. P.I.N. 14 08 417 051 100

SUBJECT TO covenants, restrictions and easements of record, real estate taxes for 1987 and subsequent years and provisions, conditions and restrictions as created by

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without considerations, to convey said real estate or any part thereof to a successor or grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee to do in, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 real estate and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereto, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument and that the conveyance 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.

This conveyance is made upon the express understanding and condition that neither The State Bank Of Woodstock, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by them or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening on or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be deemed with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 and interest in the earnings, avails and proceeds thereof as aforesaid, the intention herein being to vest in said The State Bank Of Woodstock the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing by or to the registered lands is in accordance with the true intent and meaning of the trust.

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.

the Declaration of Condominium as amended from time to time.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this day of March, 1988. (SEAL) Patricia J. Rodimer (SEAL)

State of ILLINOIS, County of COOK, I, LOIS KULINSKY, a Notary Public in and for said County, in the state aforesaid, do hereby certify that PATRICIA J. RODIMER is

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 release and waiver of the right of homestead. Given under my hand and notarial seal this 31 day of March, 1988

Notary Public

THE STATE BANK OF WOODSTOCK P. O. BOX 729 WOODSTOCK, ILL. 60098 929 W. Ainslie, Unit 1-E, Chicago, Illinois 60640

This document prepared by LOIS KULINSKY & ASSOCIATES, LTD. 395 East Dundee Road, Suite 200 Wheeling, Illinois 60090 address of property

This space for affixing Riders and Revenue Stamps Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act. Date: 3/20/88 Patricia J. Rodimer Buyer, Seller, or Representative

Document Number 88147814



UNOFFICIAL COPY

Paid in Trust

PATRICIA J. RODIMER

TO

THE STATE BANK OF
WOODSTOCK, AS TRUSTEE.

41824188

12.2

Trust Department

The State Bank of Woodstock

On the City Square in Downtown Woodstock

Telephone 815-338-3131

Property of Cook County Clerk's Office

APR 68

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