

UNOFFICIAL COPY

Tr Form 2

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE
201 SOUTH GROVE AVENUE
BARRINGTON, ILLINOIS 60010

69241027

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH that the Grantor Ronald A. Bradford and Juliet K. Bradford, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration in hand paid Convey unto HARRIS BANK BARRINGTON NATIONAL ASSOCIATION, Barrington, Illinois, as Trustee under the provisions of a trust agreement dated on 24 July 1989 known as Trust Number 11-4275 the following described real estate in the County of Cook and State of Illinois to wit Lot 70 in Hollywood in Wilmette resubdivision of part of West 1/2 of Lot 29 in the County Clerk's division in Section 32, Township 42 North, Range 13, East of the 3rd P.M. and parts of Lots 1,2,3 and 4 in Roemer's Subdivision of Lot 30 in County Clerk's Division in Section 32, aforesaid in Cook County, Illinois.

DEPT-01 RECORDING \$12.00
15555 TRAM 2704 09/29/89 14:01:00
\$182.00 * 89-461527
COOK COUNTY RECORDER

69241027

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 create any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant, to purchase to sell or 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 set forth in said trust agreement, to divide, to mortgage, to pledge, or otherwise encumber said premises or any part thereof, to lease and property or any part thereof, from time to time, to purchase or receive, by lease, to commence in process or future, and upon any terms and for any period of years, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases in any form and for any period of years, and to amend, change or modify leases and the terms and provisions of any lease or leases hereunder, to assign to third parties and to grant options to lease and options to renew leases and options to purchase, in whole or in any part, of the premises and to contract respecting the manner of leasing the amount of the rent or future lease, the purchase and purchase price, the amount and the time of the payment of such rents or purchase price, and to release, convey, or assign, with or without consideration, all or any part thereof, and to deal with said property and any part thereof in all other ways and for such other considerations as it would be lawful for a 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 the party dealing with said trustee in relation to the premises, or to whom and from whom or any part thereof shall be deemed to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or other proceeds or proceeds of any sale of said premises, or to be obligated 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 to proceed to enforce compliance with 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 relying upon or claiming under any such deed, mortgage, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, that the title insurance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement, and that the same are hereby affirmed and binding upon all beneficiaries thereof, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, authority, 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, rents 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 in said real estate as such, but only an interest in the earnings, rents 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 a note in the certificate of title or duplicate thereof or certificate, 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 waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor, Ronald A. Bradford and Juliet K. Bradford, his wife, hereunto set their hands and seals this 24th day of July 1989.

X [Signature] (Seal)
X [Signature] (Seal)

Prepared by: Joan Osran, Attorney, 202 S. Cook St., Barrington, IL 60010

State of Illinois, I, Joan Osran, Notary Public in and for Cook County, Ill., do hereby certify that Ronald A. Bradford and Juliet K. Bradford, his wife

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 they signed, sealed and delivered the said instrument as their free

"OFFICIAL SEAL" and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
JOAN OSRAN
Notary Public, State of Illinois
My Commission Expires 8/18/91

Notary Public, State of Illinois under my hand and notarial seal this 24 day of July 1989

[Signature]
Notary Public

HARRIS BANK BARRINGTON NATIONAL ASSOCIATION
Barrington, Illinois

324 Beverly
Wilmette, IL

THIS DEED IS A GIFT AND IS EXEMPT UNDER THE REAL ESTATE TRANSFER ACT. NO CONSIDERATION

69241027

12/20/89

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