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DEED IN TRUST

89250157

THE GRANTOR, SHIRLEY A. FORBES, a married woman of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto SHIRLEY A. FORBES, of Burr Ridge, Illinois, as trustee under the provisions of a declaration of trust created by SHIRLEY A. FORBES dated the 11th day of May, 1989, and unto any successor or successors in trust under the declaration of trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

Lot 3 in Tartan Ridge of Burr Ridge being a Subdivision of part of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 over Outlot 25 as set forth in the Plat of Subdivision recorded October 13, 1987, as Document 87552650, and Tartan Ridge of Burr Ridge Declaration of Conditions, Covenants, Restrictions, Reservations, Grants and Easements recorded as Document 87589912, and as reserved in Deed from Cole Taylor Bank/Ford City, as Trustee under Trust Agreement dated September 1, 1987, and known as Trust No. 4777, to Tartan Ridge of Burr Ridge Community Association, an Illinois not-for-profit corporation, recorded 25 October, 1988, as Document 88489462.

SUBJECT TO:

(1) The provisions of Tartan Ridge of Burr Ridge Declaration Establishing Conditions, Covenants, Restrictions, Reservations, Grants and Easements and Providing for the Creation and Operations of Tartan Ridge of Burr Ridge Community Association recorded in the Office of the Cook County Recorder of Deeds on November 2, 1987, as Document 87589912, and all amendments thereto. (2) General real estate taxes for 1988 and subsequent years. (3) Use and occupancy restrictions and building lines of record. (4) Applicable zoning and building laws and ordinances. (5) Easements, party walls, party wall rights and agreements.

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Exempt under the provisions of Cook County transfer tax ordinance.
6/2/89 M. Allison James / Coachman Carter & Douglas
Buyer, Seller, or Representative

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In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises 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 on the premises, to see that the terms of the trust hereby created or of the declaration of trust have been complied with or 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 declaration of trust; and every deed, trust deed,

at any time or times hereafter, whether similar to or different from the ways above specified, lawful for any person owning the same to deal with the same, other ways and for such other considerations as it would be of; and to deal with the premises and every part thereof in all interest in or appurtenance to the premises or any part thereof of any kind; to release, convey or assign any right, title or other real or personal property; to grant easements or charges partition or to exchange the premises or any part thereof for manner of fixing the amount of present or future rentals; to or any part of the reversion and to contract respecting the and options to renew leases and options to purchase the whole after; to contract to make leases and to grant options to lease and the terms and provisions thereof at any time or times here- period or periods of time and to amend, change or modify leases years, and to renew or extend leases upon any terms and for any exceeding in the case of any single demise the term of 99 and upon any terms and for any period or periods of time, not or reversion, by leases to commence in present or in future, premises or any part thereof from time to time, in possession wise encumber the premises or any part thereof; to lease the trustee; to donate, to dedicate, to mortgage, pledge or other- of the title, estate, powers and authorities vested in the trust and to grant to the successor or successors in trust all premises or any part thereof to a successor or successors in convey either with or without consideration; to convey the sell; to grant options to purchase; to sell on any terms; to resubdivide the premises as often as desired; to contract to alleys; to vacate any subdivision or part thereof, and to or any part thereof; to dedicate parks, streets, highways or trustee to improve, manage, protect and subdivide the premises Full power and authority are hereby granted to the

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"), TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned dec- laration of trust set forth.

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mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this deed in trust and by the declaration of trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed in trust and in the declaration of trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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, the successor or successors in trust shall have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee, 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, profits and proceeds arising from the sale or other disposition of the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, profits and proceeds therefrom as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the declaration of trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, rights, powers, authorities, duties, trusts, duties and obligations of the trustee thereunder. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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 grantor and the grantor's husband 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.

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My commission expires Dec 4, 1990

Notary Public

Blaine J. White

GIVEN under my hand and notarial seal on this 23rd day of May, 1989.

I, Diane F. White, Notary Public, hereby certify that SHIRLEY A. FORBES and GEORGE R. FORBES, wife and husband, personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

COUNTY OF COOK

STATE OF ILLINOIS

George R. Forbes, husband of the grantor, who joins in this deed solely for the purpose of waiving and releasing all aforementioned homestead exemption rights

George R. Forbes

Shirley A. Forbes as grantor

Shirley A. Forbes

IN WITNESS WHEREOF the grantor and the grantor's husband have signed this Deed in Trust on this 23rd day of May, 1989.

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DEPT-01 RECORDING \$15.00
T#2222 TRAN 7020 06/02/89 11:07:00
#6263 #* *-89-250157
COOK COUNTY RECORDER

0719C

Shirley A. Forbes as trustee under declaration of trust dated May 11, 1989 #3 Tartan Ridge Road Burr Ridge, Illinois 60521

Grantee's address for subsequent tax bills:

18-18-101-002

Remnant Real Estate Index Number:

#3 Tartan Ridge Road Burr Ridge, Illinois 60521

Address of property:

Recorder's Office Box No. 128 (A.J.)

Robert A. Cosentino, Esq.
Gardner, Carton & Douglas
Suite 3300
321 North Clark Street
Chicago, Illinois 60611

This instrument was prepared by and after recording should be returned to:

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