

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

90442402



The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors,
JAMES C. POMERANTZ and MARY C. POMERANTZ, his wife
of the County of **Cook** and State of **Illinois** for and in consideration
of **Ten & no/100 (\$10.00)** - - - - - Dollars, and other good
and valuable considerations in hand paid, Convey ^S and warrant ^S unto
The **DEERFIELD STATE BANK**, a banking corporation of the State of Illinois, and
qualified to accept and execute trusts under the laws of Illinois, as Trustee under the provisions of a trust
agreement dated the **27th** day of **August**, **19 90**, known as Trust Number
#688, the following described real estate in the County of **Cook** and
State of **Illinois** to-wit:

THE SOUTH 62 FEET OF THE WEST 50 FEET OF THE NORTH 1/2 OF BLOCK 53
AND THE NORTH 62 FEET OF THE WEST 52 FEET OF THE SOUTH 1/2 OF BLOCK
53 IN WINNETKA BEING A SUBDIVISION BY CHARLES A. PECK OF THE NORTH
EAST 1/4 OF SECTION 20 AND THE NORTH FRACTIONAL HALF OF FRACTIONAL
SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Common address: **425 Birch, Winnetka, Illinois 60093**
Permanent Index **#05-20-221-002 & 05-20-221-011**

13.00

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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey and 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 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 present, or future, 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 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 the premises 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 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 part dealing with said trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, be released 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 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 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, lease, mortgage or other instrument, and (d) 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, 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.

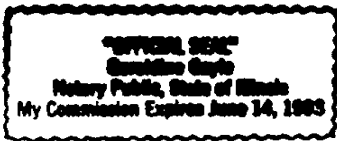
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof or memorial, the words "in trust", or "upon condition", or "with limitations", or "words" of similar import, in accordance with the statute in such case made and provided.

And the said grantor ^S 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 of otherwise.

In Witness Whereof, the grantor ^S aforesaid do hereby set their hands and seal this **28th** day of **August**, **1990**.

James C. Pomerantz (SEAL) *Mary C. Pomerantz* (SEAL)
James C. Pomerantz **Mary C. Pomerantz**
(SEAL) (SEAL)

State of **Illinois** } ss
County of **Cook**



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **James C. Pomerantz and Mary C. Pomerantz, his wife**

personally known to me to be the same person ^S whose name ^S are 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 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 **4th** day of **September**, **1990**
COOK COUNTY, ILLINOIS
FILED FOR RECORD Notary Public

THIS DOCUMENT PREPARED BY:
Randall, Gode & Post
300 West Randolph Road, Suite 200
Chicago, Illinois 60606
REV 8/15/89

1990 SEP 11 PM 2:47 90442402

Mail to: **425 Birch**
Trust Department
Deerfield State Bank
700 Deerfield Road
Deerfield, Illinois
Winnetka, IL 60093

For information only insert street address of above described property

Handwritten initials: *AK*, *12/21/85*

Exempt under provisions of Paragraph , Section 4,
Illinois Real Estate Transfer Tax Act.

This space for affixing riders and revenue stamps

Date 9/6/90

Document Number **90442402**

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