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90081417

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THE GRANTORS, WALTER A. ANDERSON and  
JEANNE D. ANDERSON, married to one another

DEPT-01 RECORDING

\$13.00

197999 TRAN 0577 02/20/90 15:55:00

40985 00 -90-081417

COOK COUNTY RECORDER

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (\$10.00)----  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT / QUIT CLAIM)\* unto  
WALTER A. ANDERSON  
135 Strome Lane  
Palatine, Illinois 60067

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 8th day of January, 1990, and known as Trust  
Number ----- (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of  
Illinois, to wit:

(see attached legal)

Permanent Real Estate Index Number(s): 02-16-301-008 Vol. 149

Address(es) of real estate: 135 Strome Lane, Palatine, Illinois 60067

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part  
thereof; to dedicate parks, streets, highways or alleys; 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 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 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 praesenti 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 reversion 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 or easement 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 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 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 through 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, but only an interest  
in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 limitation," or words of similar  
import, in accordance with the statute in such case made and provided.

And the said grantor B 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 B aforesaid have hereunto set their hand B and seal B this 8th

day of January, 1990

Walter A. Anderson (SEAL)  
WALTER A. ANDERSON

Jeanne D. Anderson (SEAL)  
JEANNE D. ANDERSON

State of Illinois, County of Cook ss.

I, Kristine A. Guindon, Notary Public in and for said County, in the State aforesaid, DO HEREBY  
certify that Walter A. Anderson and Jeanne D. Anderson,  
personally known to me to be the same person B whose name B subscribed to the  
going 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  
set forth, including the release and waiver of the right of homestead.  
My Comm. Expires 11-2-93 to one another

Given under my hand and official seal, this 8th day of January, 1990

Commission expires 11-2 1993 Kristine A. Guindon  
NOTARY PUBLIC

This instrument was prepared by Robert H. Glorch, 616 North Court St., Suite 160  
(NAME AND ADDRESS) Palatine, IL 60067

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

LAW OFFICES

ROBERT H. GLORCH

MAIL TO: 816 N. COURT ST., SUITE 100  
PALATINE, IL 60067  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

NO TAXABLE CONSIDERATION  
Exempt under Real Estate Transfer Tax Act  
Section 4(e), (111. Rev. Stat. Ch. 120,  
Sec. 1004(e)), and Cook County Ord. 95104  
Dated: 2/7, 1990. Signed: Robert H. Glorch  
Robert H. Glorch, Attorney-at-Law

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Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

2111806

# UNOFFICIAL COPY

An undivided one-half interest in:

Unit No. 106 in Inverness on the Ponds Townhome Condominium as delineated on the survey of a portion of the following described real estate:

Inverness on the Ponds Unit 2, being a Subdivision of part of Lot 11 in School Trustees Subdivision of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1985 as Document 85-198,886, in Cook County, Illinois which survey is attached as Exhibit B to the Declaration of Condominium Ownership made by First Illinois Bank of Wilmette, as Trustee under Trust Agreement dated April 15, 1985, and known as Trust Number TWB-0372, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1986 as Document Number 86,063,691, together with a percentage of the common elements appurtenant to the said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said Declaration as same are filed of record, pursuant to said Declaration and together with additional common elements as such amendments to said Declaration are filed of record in the percentages set forth in such amendments to said Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby.

Subject to general taxes for 1989 and subsequent years; building lines; public and utility easements; and covenants, conditions and restrictions of record.

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk of the Court

Property of Cook County Clerk's Office

WITNESSETH