

# UNOFFICIAL COPY

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THE GRANTOR  
ELEANOR E. MCGRATH, A WIDOW

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

MARGARET M. RAHLING  
2200 Bouterse, Apt. 407, Park Ridge, IL 60068  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 31st day of October, 1989,  
~~XXXXXXXXXXXX~~ (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 IL to wit: SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 09-17-410-001, 09-17-410-002, 09-17-410-003,  
09-17-410-005, 09-17-410-006  
Address(es) of real estate: 100 Jefferson Street, Unit 307, Des Plaines, IL 60016

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 present or in 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 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 in connection appurtenant to said premises or any part thereof; and in 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 way 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.

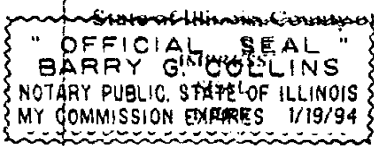
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest shall be hereby declared to be personal property, and no beneficiary 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 limitation," 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 or benefit under and by virtue of any and all statutes of the State of IL providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 23rd day of March, 1990.

Eleanor E. McGrath (SEAL)  
Eleanor E. McGrath (SEAL)



State of Illinois, County of Cook, ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eleanor E. McGrath, a widow personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 23rd 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 official seal, this 23rd day of MARCH, 1990

Commission expires 1-19-94  
Barry G. Collins  
NOTARY PUBLIC

This instrument was prepared by Barry G. Collins, 701 Lee Street, Suite 600  
Des Plaines, IL 60016  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

90136523

3/23/90  
Date  
MAY ANN FOWLER  
Deputy, Clerk of Recorder's Office  
(The Above Space For Recorder's Use Only)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

90136523

187-1931

MAIL TO (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (City, State and Zip) \_\_\_\_\_  
OR RECORDER'S OFFICE BOX NO. 393

13.00

SEND SUBSEQUENT TAX BILLS TO:  
Margaret M. Rahling  
1470 Jefferson Street, Unit 307  
Des Plaines, IL 60016  
(Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (City, State and Zip) \_\_\_\_\_

# UNOFFICIAL COPY

DEPT-01 RECORDING \$13.00  
T#2222 TRAN 1086 03/28/90 09:35:00  
#2382 # B \* -90-136523  
COOK COUNTY RECORDER

Parcel I  
Unit 307 in the Jefferson Square Condominium, as delineated on a survey of the following described real estate:

Lot 12, except that part taken for street and all of Lots 13 and 14 in Block 2 in the Heart of Des Plaines, a subdivision of part of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded in Book 5 of Plats, Page 27, in Cook County, Illinois

Also  
Lots 56, 57, and 58, except that part taken for street, in the Subdivision of original Lots 11 to 30, inclusive, in original Town of Rand, being a Subdivision of parts of Sections 16, 17, 20 and 21 in Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by First National Bank of Des Plaines, as Trustee under Trust Agreement dated February 17, 1989 and known as Trust Number 20132013 recorded in the Office of the Recorder of Deeds in Cook County, Illinois on November 17, 1989 as Document Number 89549394, together with a percentage of the common elements appurtenant to 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 thereby.

Example deed or instrument  
Eligible for recording  
without payment of tax  
Cook County Recorder  
3/21/90

Parcel II:  
The exclusive right of use of limited common elements known as garage space G31 and Storage space S22.

Commonly known as: 1470 Jefferson Street, Unit 307, Des Plaines, IL 60016

Permanent Tax Index Nos.: 09-17-410-001, 09-17-410-002, 09-17-410-003, 09-17-410-005, 09-17-410-006

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

1300