

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **BRENDA BOWMAN, Divorced and Not Since Remarried**, of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **TEN (\$10.00)** Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **33 No. LaSalle Street, Chicago, Illinois**, as Trustee under the provisions of a certain Trust Agreement, dated the **5th** day of **July** 19**90**, and known as Trust Number **112272-04**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

See Attached Legal Description

Property of Cook County

TO HAVE AND TO HOLD the said real estate 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, make, place and substitute said real estate or any part thereof, to dedicate parks, streets, highways or alleys to any subdivision or part thereof, and to relinquish said real estate in whole or in part, to contract to sell or to grant options to purchase, to sell or to grant to any person or persons either with or without consideration to convey said real estate or any part thereof to a successor or successors in trust, and to grant to such successor or successors in trust all of the said estate, powers and authorities set forth in said Trust Agreement, to dedicate to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time in possession or reversion, by lease for term of years, or for life, or for years and terms, or for any period or periods of time not exceeding in the case of any estate demise the term of ten years, and to lease 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 loans and to grant options to lease and options to grant leases and options to purchase said real estate or any part thereof, for other real or personal property, to grant, execute, ratify or charge of any kind, to release money or assign any right, title or interest in or about or in connection with said real estate or any part thereof, and to deal with said real estate 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 do 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, or any successor in trust in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see that the application of any purchase money, rent or money borrowed or advanced on said real estate or to be obliged to see that the terms of this deed have been complied with or be obliged to inquire into the solvency, honesty or expediency of any act of said Trustee or be obliged or authorized 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 or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the benefit of Title of said deed, mortgage, lease, or other instrument, and in favor of every lease or other instrument, in that at the time of the delivery thereof the deed created by this indenture and by said Trust Agreement was in full force and effect, in that such conveyance or other instrument was executed in accordance with the trusts, conditions and restrictions contained in this Indenture and in said Trust Agreement and in all amendments thereof, if any, and binding upon all beneficiaries hereunder, in that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, lease, or other instrument, and in that if the conveyance 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 or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company, or either, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or fail to do in or about the said real estate or under the provisions of this deed or said Trust Agreement, or any amendment thereof, or for injury to person or property, happening to or about said real estate, and all such liabilities being hereby absolutely waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or their attorneys in fact, hereby expressly appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no objection whatsoever with respect to any such contract, obligation or indebtedness except only so far as the said property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and dividends arising from the sale or any other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any life or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, profits and proceeds thereof as aforesaid, the intention being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in any of the above real estate is now or hereafter registered in the Register of Titles, it is hereby directed not to register or not to re-register of title or duplicate thereof, or memorial of the same "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 or benefit under and by virtue of any and all claims of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Brenda Bowman hereunto set her hand, and

was on this 5th day of July, 1990

Brenda Bowman (SEAL) [SEAL]  
**BRENDA BOWMAN** (SEAL) [SEAL]

STATE OF Illinois )  
COUNTY OF Cook )  
I, Mary M. Lusak, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brenda Bowman, Divorced and Not Since Remarried

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this 5th day of July, 1990, and acknowledged that she executed the same freely and voluntarily, as her own act, for the uses and purposes therein set forth, including the execution and waiver of the foregoing instrument.

MARY M. LUSAK Notary Public, State of Illinois, My Commission Expires June 15, 1994

My Commission Expires June 15, 1994

This space for affixing Riders and Revenue Stamps

Exempt under Real Estate Transfer Tax Act Sec. 4

Par 11 & Cook County Ord. 95104 Page 1 Date 6-6 Sign [Signature]

Document Number 90325224

JOHN LUSAK  
221 N. LASALLE  
CHICAGO ILL 60601 SUITE 1700

1924 Hidden Creek Circle, Palatine, Ill.  
For information only insert street address of above described property.

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Permanent Real Estate Index # 02-01-400-018-1007

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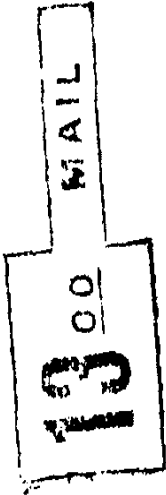
Grantor also grants to Grantee, its successors and assigns, an easement for access, ingress and egress over an area marked or identified as "66 ft Easement for Ingress, egress, public utilities, including sewer, water and gas" on Exhibit B to the Declaration.

Grantor also hereby grants to 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, and in the Declaration of Easements, Restrictions and Covenants for "The Groves of Hidden Creek Community Association" ("Homowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22827822; as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Homowner's Declaration for the benefit of the remaining property described herein.

Grantor also hereby grants to 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, and in the Declaration of Easements, Restrictions and Covenants for "The Groves of Hidden Creek Community Association" ("Homowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22827822; as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Homowner's Declaration for the benefit of the remaining property described herein.

Unit No. 7-76 in THE GROVES OF HIDDEN CREEK CONDOMINIUM 11 as delineated on a survey of a part of the Southeast quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit B to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By-Laws for The Groves of Hidden Creek Condominium 11 ("Declaration") made by La Salle National Bank, as Trustee under Trust No. 44398, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 23517637; together with its undivided percentage interest in the Common Elements as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Declarations as same are filed of record pursuant to the Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is given on the conditional limitation that the percentage of ownership of said Grantee in the Common Elements shall be divided pro tanto and vest in the Grantees of the other units in accordance with the terms of the Declaration and any Amended Declarations recorded pursuant thereto, and right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration pursuant thereto.



Property of [illegible]

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