

WARRANTY DEED

THE GRANTORS, JOHN E. HILLMAN and JEAN T. HILLMAN, his wife, of the County of Cook, State of Illinois, for and in consideration of Ten and no/hundreds (\$10.00)--- DOOLARS, in hand paid, CONVEY and WARRANT to Fifty Percent (50%) to JOHN E. HILLMAN as Trustee of the JOHN E. HILLMAN TRUST dated Dec. 16, 1989, and Fifty Percent (50%) to JEAN T. HILLMAN as Trustee of the JEAN T. HILLMAN TRUST dated December 16, 1989, with full power and authority to protect, conserve, and to sell or to lease or to encumber or otherwise manage and dispose of the real property hereinafter described:

Lot 15 (except the East 20 Feet thereof) and the East 30 Feet of Lot 16 in Sheridan Road Subdivision of part of the Quilmetts Reserve in Section 35, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PERMANENT INDEX NUMBER: 05-35-120-031-0000

PROPERTY ADDRESS: 151 Laurel Ave., Wilmette, Illinois

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 marks, streets, highways or alleys and to create any subdivision or part thereof, and to redivide 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 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 to renew leases and options to purchase the whole or any part of the premises and to contract 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 government appurtenance 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 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 instrument 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 instrument 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 of the title, estate, rights, powers, authorities, duties and obligations of the trustee 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 this 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 in 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.

John E. Hillman  
John E. Hillman

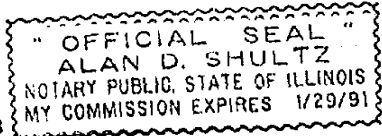
Jean T. Hillman  
Jean T. Hillman

STATE OF ILLINOIS  
COUNTY OF C O O K

I, ALAN D. SHULTZ, a notary public for the County and State aforesaid, do hereby certify that JOHN E. HILLMAN and JEAN T. HILLMAN, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth. GIVEN under my hand and notary seal this 1 day of April, 1990.

Alan D. Shultz  
Notary Public

Prepared by and return to: Alan D. Shultz  
18 Green Bay Road  
Winnetka, Illinois 60093



Exempt from taxation under the provision of paragraph 1 Section 4 of the Illinois real estate transfer tax act and paragraph 4 of the Cook County Transfer tax ordinance.  
Alan Shultz, Agent - 4-1-90

-90-360385

VILLAGE OF WILMETTE  
REAL ESTATE TRANSFER TAX  
EXEMPT - 809  
ISSUE DATE  
JUL 28 1990

COOK COUNTY RECORDER  
49747 & G \* -90-360385  
TRAN 2036 07/26/90 12:18:00  
DEPT-01 RECORDING  
\$13.25

1325

UNOFFICIAL COPY

00000000

Property of Cook County Clerk's Office

90360385

2010