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This Indenture Witnesseth, That the Grantor _____

Barbara M. Boerst, a widow and not since remarried,

of the County of Cook and the State of Illinois for and in consideration

of Ten & no/100 Dollars,

and other good and valuable consideration in hand paid, Convey _____ and Warrant _____ unto

Barbara M. Boerst as Trustee under the provisions of a trust agreement dated the 11th day of December 10 91 known as

Boerst Residential Trust

the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

DEPT. OF REVENUE
121111 1800
43015 1778 21
COOK COUNTY

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER ACT

Prepared By: Edmund J. Wohlmutz
115 S. Emerson St.
Mt. Prospect, IL. 60056

Edmund J. Wohlmutz
12/14/91

COMMONLY KNOWN AS: Unit 116, 3350 Carriageway PIN: 03-08-215-003-1015

Arlington Heights, Il. 60004

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, alleys or ways 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, 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 re-lease, convey or assign any right, title or interest in or about or enjoin 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 the same, including 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 cases made and provided.

And the said grantor 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 aforesaid ha hereunto set _____

hand and seal this 11th day of December 10 91

(SEAL) Barbara M. Boerst
Barbara M. Boerst

(SEAL) *[Signature]*

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UNOFFICIAL COPY

STATE OF ... Illinois } SS. _____
COUNTY OF ... Cook } I, _____ undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barbara M. Boerst, a widow and not since remarried

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this 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 _____ seal this
11th day of December A. D. 1991

Edmund J. Wohlmuth
Notary Public.
I. M. 11

EDMUND J. WOHLMUTH
Notary Public, State of Illinois
My Commission Expires 11-10-92

LEGAL DESCRIPTION

PARCEL I: Unit Number 116 (together with a permanent and perpetual easement for the exclusive use of Parking Space 13), as delineated upon the Plat of Survey (herein referred to as the "Plat") of the real estate ("Parcel") as legally described as all that part of Lot 41 in Franciscan's Cove Unit One, being a subdivision in the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: commencing at the Southeast corner of said Lot 41; thence North 00 degrees 01 minutes 09 seconds East along the West line of said Lot 41, 474.56 feet; thence South 89 degrees 56 minutes 11 seconds East, 46.55 feet to a point for a place of beginning; thence North 42 degrees 52 minutes 37 seconds East, 109.73 feet; thence North 32 degrees 32 minutes 56 seconds West, 133.12 feet; thence North 57 degrees 57 minutes 01 seconds East, 80.00 feet; thence South 32 degrees 02 minutes 56 seconds East, 130.74 feet; thence South 47 degrees 07 minutes 23 seconds East, 10.33 feet; thence North 42 degrees 52 minutes 37 seconds East, 14.00 feet; thence South 42 degrees 52 minutes 37 seconds East, 22.00 feet; thence South 42 degrees 52 minutes 37 seconds East, 14.00 feet; thence South 47 degrees 07 minutes 23 seconds East, 10.44 feet; thence South 62 degrees 11 minutes 41 seconds East, 130.69 feet; thence South 27 degrees 48 minutes 19 seconds West, 30.00 feet; thence South 62 degrees 11 minutes 41 seconds East, 25.00 feet; thence South 27 degrees 48 minutes 19 seconds West, 20.00 feet; thence North 62 degrees 11 minutes 41 seconds East, 25.00 feet; thence South 27 degrees 48 minutes 19 seconds West, 30.00 feet; thence North 62 degrees 11 minutes 41 seconds West, 132.85 feet; thence South 42 degrees 52 minutes 37 seconds West, 109.78 feet; thence North 47 degrees 07 minutes 23 seconds West, 80.00 feet to the place of beginning, in Cook County, Illinois, which plat is attached as Exhibit "B" to the Declaration of Condominium Ownership (herein referred to as the "Declaration") made by LaSalle National Bank, a United States corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated August 6, 1971 and known as Trust Number 42872, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22339920, together with its undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

PARCEL II: Easement appurtenant to and for the benefit of Parcel I as set forth in the Declaration of Covenants and Easements dated May 22, 1973 and recorded May 22, 1973 as Document Number 22339921, for ingress and egress, in Cook County, Illinois.

After Recording Mail To: Edmund J. Wohlmuth
Attorney at Law
115 S. Emerson St.
Mt. Prospect, IL. 60056

