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THE GRANTOR Stephen W. Armstrong & Janice L. Armstrong, husband and wife, and Fern E. Busenitz

single woman never married,

of the County of Cook and State of Illinois

for and in consideration of TEN AND NO/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT /QUIT CLAIM unto FIRST ILLINOIS BANK OF WILMETTE, ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 15th day of February, 1991, and known as Trust Number TWB944 (hereinafter referred to as the "Trustee") the following described real estate in the County of Cook and the State of Illinois, to wit:

(The Above Space For Recorder's Use Only)

13⁰⁰

See Legal Description Rider attached hereto, called Exhibit A

HEREINAFTER CALLED "THE REAL ESTATE".

Common Address: Unit 641-1, 641 Library Place, Evanston, Illinois

Real Estate Tax I. D. Number(s): 11-18-200-024-1007

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase, to sell on any terms; to convey either with or without consideration; to convey the 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 title, estate, power and authorities vested in the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 payment or future rentals, to partition or to exchange the real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or encumbering the real estate or any part thereof, and to deal with the 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 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 the time of delivery thereof of the trust created herein and to the 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 herein and in the trust agreement or in any amendment thereto and binding upon all beneficiaries the trustee; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) that 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 the trustee in their proper succession in trust.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or by its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly 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 as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is to be declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 any mortgage in the certificate of title or duplicate thereof, or notional, 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 S hereby expressly waive S 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 S aforesaid ha ve hereunto executed this deed this 15 day of April, 1991

Stephen W. Armstrong Janice L. Armstrong Fern E. Busenitz

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen W. Armstrong & Janice L. Armstrong, husband & wife

and Fern E. Busenitz a single woman never married

personally known to me to be the same person S whose name S subscribed to the foregoing 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 therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of APRIL, 1991

Commission expires May 2, 1994 Lois C. Bishop NOTARY PUBLIC

This instrument was prepared by Lois C. Bishop, 466 Central Ave., Northfield, Ill. 60093 (NAME AND ADDRESS)

REI TITLE GUARANTY ORDER # 46183 to 1093

Exempt unit
Real estate
Date
4-1-91

Buyer, Office of the Recorder of Deeds, Cook County, Illinois

4-1-91

Section 4

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EXEMPTION

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
TO: 1st Illinois Bank of Wilmette
(Name) Land Trust Dept.
1200 Central Avenue
(Address)
Wilmette, Illinois 60091
(City, State, and Zip)
ATTENTION: LAND TRUST DEPARTMENT
RECORDER'S OFFICE BOX NO 16A

ADDRESS OF PROPERTY
641 Library Place, Unit 641-1
Evanston, Illinois 60201
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Fern E. Busenitz
(Name)
656 Locust, Winnetka, IL 60093

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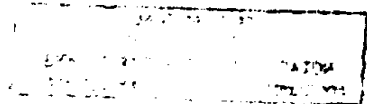
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COOK COUNTY



Property of Cook County Clerk's Office

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PARCEL 2: Unit number 641-1 in 637-643 Library Place condominium, as delineated on a survey of the following described real estate:

Lot 12 and the South 17 feet of Lot 13 in Block 83 in Northwestern University subdivision of part of section 7 and section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit 'A' to the Declaration of Condominium recorded as Document number 25856653, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office

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