

DEED IN TRUST
(ILLINOIS)

COOK COUNTY, ILLINOIS

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

1992 JUL -1 PM 3:42

92481516

THE GRANTORS ROBERT F. DWYER and MARGARET G. DWYER, his wife,

92481516

of the County of Cook and State of Illinois for and in consideration of -- Ten (\$10.00) --

Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) unto DONALD S. OHANNES, Trustee of the DONALD S. OHANNES TRUST AGREEMENT dated June 18, 1989 of 1445 Sherman Road, Northbrook, Illinois 60062 (NAME AND ADDRESS OF GRANTEE)

JD

COOK CO. NO. 016
030177



(The Above Space For Recorder's Use Only)

as Trustee under the said trust agreement dated the _____ day of _____, 19____ and known as Trust Number _____ 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 Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s) 04-23-302-016-1002

Address(es) of real estate: 1832 B Wildberry Drive, Glenview, Illinois 60025

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 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 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 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 or considerations specified, at any time or times hereafter.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
214.00
REAL ESTATE TRANSACTION TAX
Cook County
107.00

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 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 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 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 have hereunto set their hand S and seal S this 20th day of June 1992

ROBERT F. DWYER (SEAL) MARGARET G. DWYER (SEAL)

State of Illinois, County of SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT F. DWYER and MARGARET G. DWYER, his wife, personally known to me to be the same person S, whose name S are 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of June 1992
Commission expires
NOTARY PUBLIC

This instrument was prepared by Peter J. Best, 1701 East Lake Avenue, Glenview, Illinois 60025 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
MAIL TO: Cynthia L. Jensen, Attorney at Law, 1625 Sherman Road, Northbrook, Illinois 60062
SEND SUBSEQUENT TAX BILLS TO: Donald S. Ohannes, 1832 B Wildberry Drive, Glenview, IL 60025
OR RECORDER'S OFFICE BOX NO. BOX 333 - TH

73-63305 J. 1
628153

92481516

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

92481516

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RIDER

RIDER ATTACHED TO AND MADE A PART OF DEED IN TRUST, GRANTORS ROBERT F. DWYER AND MARGARET G. DWYER, HIS WIFE, GRANTEE DONALD S. OHANNES, TRUSTEE OF THE DONALD S. OHANNES TRUST AGREEMENT DATED JUNE 18, 1992 RE PROPERTY (CONDOMINIUM) COMMONLY KNOWN AS 1832 B WILDBERRY DRIVE, GLENVIEW, ILLINOIS 60025, PERMANENT REAL ESTATE INDEX NUMBER 04-23-302-016-1002.

UNIT NO. 4-B AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCK 2, IN VALLEY LO-UNIT 5, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID BLOCK 2 AT A POINT WHICH IS 359.50 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID BLOCK 2 AND RUNNING THENCE EAST ALONG A LINE 359.50 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 222.29 FEET TO THE NORTHWESTERLY LINE OF WILDBERRY DRIVE, THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF WILDBERRY DRIVE, BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 80 FEET, A DISTANCE OF 28.63 FEET TO A POINT WHICH IS 382.90 FEET NORTH FROM THE SOUTH LINE OF SAID BLOCK 2, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 94.18 FEET TO A POINT WHICH IS 449.50 FEET NORTH FROM THE SOUTH LINE AND 172.20 FEET EAST FROM THE WEST LINE OF SAID BLOCK 2, THENCE WEST ALONG A LINE 449.50 FEET NORTH FROM AND PARALLEL WITH SAID SOUTH LINE OF BLOCK 2, SAID DISTANCE OF 172.20 FEET TO THE WEST LINE OF SAID BLOCK 2 AND THENCE SOUTH ALONG SAID WEST LINE OF BLOCK 2, A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1966 AND KNOWN AS TRUST NUMBER 10407 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 21244445 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. *****

SUBJECT ONLY TO: DECLARATION OF CONDOMINIUM PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; GENERAL TAXES FOR 1991 AND SUBSEQUENT YEARS; BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING LAWS AND ORDINANCES; PRIVATE, PUBLIC AND UTILITY EASEMENTS; PUBLIC ROADS AND HIGHWAYS; INSTALLMENTS DUE AFTER JUNE 30, 1992 OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; ACTS DONE OR SUFFERED BY OR THROUGH DONALD S. OHANNES AND DONALD S. OHANNES, TRUSTEE OF THE DONALD S. OHANNES TRUST AGREEMENT DATED JUNE 18, 1992; RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CHICAGO RIVER. (AFFECTS COMMON ELEMENTS); AND RIGHTS OF THE OWNERS OF LAND BORDERING ON THE CHICAGO RIVER TO THE UNINTERRUPTED FLOW OF THE WATER.*****

92481516