

UNOFFICIAL COPY 2274799

DEED IN TRUST  
(ILLINOIS)

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51295110-94

THE GRANTOR

Sharon L. Kaplan, DIVORCED AND NOT SINCE REMARRIED,  
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,  
Conveys and (WARRANTS / GUENTXXXXXXXXXXXX) unto  
Nancy Caroline Berndt and Daniel A. Koehler as Co-  
Trustees of the Nancy Caroline Berndt Revocable  
Trust dated March 2, 1991, 3300 Carriageway,  
Arlington Heights, Illinois

DEPT-01 RECORDING 128.54  
14555 FROM 2/29 03/17/92 1444300  
22078 : F 4-12-174799  
CODE COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a 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 and trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit: See Attached Rider.

Permanent Real Estate Index Number(s): 03-08-215-005-1027  
Address(es) of real estate: 3300 Carriageway Drive, Arlington Heights

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 of part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase or 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 simple 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 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 the 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 purveyed 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 fully 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 us, 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 in 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 case made and provided.

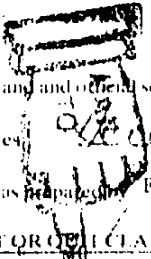
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 20th day of February, 1992

(SEAL)  
Sharon L. Kaplan  
State of Illinois, County of Cook

(SEAL)

IMPRESS  
SEAL  
HERE



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon L. Kaplan, whose name is 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 and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1992

Commission expires \_\_\_\_\_

This instrument was prepared by Fisher and Fisher, 30 N. LaSalle, Chicago, IL \_\_\_\_\_  
(NAME AND ADDRESS)

20th day of February 1992  
Sharon L. Kaplan  
NOTARY PUBLIC

OFFICIAL SEAL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/03/93

\*USE WARRANT FOR OPEN CLAIM AS PARTIES DESIRE

MAIL TO

SAMUEL K. BELL  
(Name)  
134 N. LA SALLE ST. #1323  
(Address)  
CHICAGO, IL 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

Property  
(Address)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

SEE RIDERS FOR REVENUE STAMPS HERE

6634326

UNOFFICIAL COPY

Deed in Trust

to

Property of Cook County Clerk's Office

661117

# UNOFFICIAL COPY

## R I D E R

PARCEL 1: UNIT 209 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FRENCHMANS COVE CONDOMINIUM BUILDING B AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22339921, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 08, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22339921, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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