

# UNOFFICIAL COPY

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**THE GRANTOR** Dore Tigerman, 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, Convey and (WARRANT) (QUI CLAIM) unto Dore Tigerman, not individually but solely

DEPT-01 RECORDING 925.50  
7:3333 TRAN 3222 04/08/92 11:14:00  
16408 + C \* -92-236206  
COOK COUNTY RECORDER

**92236206**

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

See Schedule A Attached

Permanent Real Estate Index Number 10-10-201-073

Address(es) of real estate: 2525 WASHINGTON CT #201 EVANSTON ILL

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 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 deed 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 buy, lease 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 personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or concerning any part of 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 herein 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 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 is 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, 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 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 his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1991

(SEAL) Dore Tigerman (SEAL)  
Dore Tigerman

**OFFICIAL SEAL**  
David Chaikman  
Notary Public, State of Illinois  
My Commission Expires 9/10/95  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 6th day of December, 1991

Commission expires 9/10 1995  
David Chaikman  
NOTARY PUBLIC

This instrument was prepared by David Chaiken, 19 S. LaSalle, #603, Chicago, Illinois 60603  
(NAME AND ADDRESS)

USE WARRANT OR QUI CLAIM AS PARTIES DESIRE

MAIL TO	<u>David Chaiken</u> (Name) <u>19 S. LaSalle, #603</u> (Address) <u>Chicago, Illinois 60603</u> (City, State and Zip)
MAIL TO	<u>Dore Tigerman</u> (Name) _____ (Address) _____ (City, State and Zip)

I have reviewed this instrument and it appears to be correct. I have reviewed the original instrument and it appears to be correct. I have reviewed the original instrument and it appears to be correct.

APPLY "RIDERS" OR REVENUE STAMPS HERE

CITY OF EVANSTON  
EXEMPTION

92236206

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ASSessor

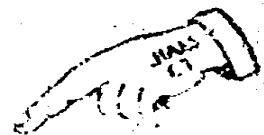
Property of Cook County Clerk's Office

EXEMPTION  
NO. OF EXEMPTION

*[Handwritten signature]*

02290270

ASSessor



SCHEDULE "A"

LEGAL DESCRIPTION

UNIT W201 IN THE NORTH POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1989 AND KNOWN AS TRUST NUMBER 107926-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS ON OCTOBER 25, 1990 AS DOCUMENT NUMBER, 90-521,902, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby assigns to Grantee the parking space located immediately beneath the building, which parking space is designated as parking space P-16 and P-17 in accordance with, and subject to the provisions of Article III, paragraph 4, of the Declaration.

SUBJECT TO THE FOLLOWING: (a) current general real estate taxes and taxes for subsequent years; (b) the Condominium Act; (c) the Declaration of North Pointe Condominium; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) covenants, conditions agreements building lines and restrictions of record; (f) easements of record, including any easements established or implied by the Declaration; (g) roads or highways, if any.

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91324330

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 19, 1992 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 19th day of March, 1992.  
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 19th, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 19th day of March, 1992.  
Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Attest:  
Clerk of Cook County