

1992 MAY 20 PM 1:55

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The above space for recorder's use only

COOK 518  
JUL 11 1992

THIS INDENTURE WITNESSETH, That the Grantors, Jack D. Litvack and Geraldine A. Litvack, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the GLENVIEW STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the first day of May 19 92, known as Trust Number 4118

the following described real estate in the County of Cook and State of Illinois, to-wit: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Declaration of Condominium provisions of the Condominium Property Act of Illinois; general taxes for 1991 and subsequent years, special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due as of the date hereof of any special tax or assessment for improvements heretofore completed; 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 the date of closing 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 the Purchaser.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 lease, to mortgage, to grant 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 future, and upon any terms and for any period or periods of time and according in the case of any single demise the term of 19 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 premises and to contract respecting the manner of leasing the amount of present or future rentals, to partition or to exchange any part or parts of the premises, 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 easement 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 identical 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 hereafter be conveyed, be bound to see to the application of any purchase money, or to any money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be charged or liable in the necessity or expediency of any act of said trustee, or be charged 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, and 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 hereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 requested 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 S hereby expressly waives and releases 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 and seal this 28th day of May 19 92

(Seal)

X

(Seal)

Jack D. Litvack

Geraldine A. Litvack

P.I.N.: 04-08-103-025-1021

State of Illinois, I, Elizabeth J. Flebush, a Notary Public in and for said County in County of Cook, the state aforesaid, do hereby certify that Jack D. Litvack and Geraldine A. Litvack, his wife,

personally known to me to be the same persons 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 notarial seal this 28th day of May 19 92

Elizabeth J. Flebush  
Notary Public

24 Court of Greenway  
Northbrook, Illinois 60062

For information only insert street address of above described property.

BOX 333

COOK COUNTY  
2009176  
2009176

STATE OF ILLINOIS  
REAL ESTATE TRANSACTIONS  
RECORDING  
MAY 22 1992  
220091

73

059535  
REAL ESTATE TRANSACTION TAX  
110.00

92374803  
Document Number

RETURN TO:  
Glenview State Bank  
800 Waukegan Road  
Glenview, Ill. 60025

UNOFFICIAL COPY

93374803

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 163 IN ANCIENT TREE GOLF VILLAS CONDOMINIUM NO. 1, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN ANCIENT TREE UNIT 1-'C', BEING A RESUBDIVISION OF PART OF ANCIENT TREE UNIT 1-'B', BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1973 AND KNOWN AS TRUST NUMBER 32211 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23353541, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MAY 21, 1974 AS DOCUMENT NUMBER 22723117, AND BY THE PLAT OF SUBDIVISION OF ANCIENT TREE UNIT NO. 1, RECORDED AS DOCUMENT 22328735, THE PLAT OF SUBDIVISION OF ANCIENT TREE UNIT 1-'B', RECORDED AS DOCUMENT NUMBER 22970839, BY THE PLAT OF SUBDIVISION OF ANCIENT TREE UNIT NO. 1-'C', AS DOCUMENT 23169035 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY ILLINOIS.

P.I.N.: 04-08-103-025-1021

COMMON ADDRESS: 24 COURT OF GREENWAY, NORTHBROOK, ILLINOIS 60062

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