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DEED TRUST
(ILLINOIS)

93564458

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THE GRANTOR, MARY CAROL PYKE (formerly known as MARY CAROL PEARSON), married to STEVEN P. PYKE,

DEPT-01 \$23.00
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43826 *--93-564458
COOK COUNTY RECORDER

of the County of Cook and State of Illinois
for and in consideration of Ten & No/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT & /QUIT CLAIMS) unto
JOHN E. ULTMANN, c/o Barry F. Ultmann, 5632 S.
Harper Avenue, Chicago, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 21st day of April, 1988 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 attached EXHIBIT A)

Permanent Real Estate Index Number: 04-32-401-125-1234

Address(es) of real estate: 411 C Cove Lane, 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 create 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 198 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 purchase 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 like real or personal property; to grant easements or charges of any kind; to release, convey or assign by 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 similar to or different from the way, 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 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 permitted to inquire into any of the terms of said trust agreement, and every 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 B aforesaid have hereunto set their hands and seals this 3rd day of April, 1993

STEVEN P. PYKE (SEAL) MARY CAROL PYKE (SEAL) Mary Carol Pearson

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that MARY CAROL PYKE (f/k/a Mary Carol Pearson), and STEVEN P. PYKE whose names 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.

OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires 4/21/97

Given under my hand and official seal, this 3rd day of May, 1993
Commission expires 4/21 1997
NOTARY PUBLIC

This instrument was prepared by Harl L. McAllister, Jr., Attorney at Law, 1843 Milton Avenue, Northbrook, Illinois 60062.
(NAME AND ADDRESS)
*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

MAIL TO { Donald Leventhal
c/o Peterson & Ross
200 E. Randolph Dr., #7300
Chicago, Illinois 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
John E. Ultmann, Trustee
5632 S. Harper Ave
Chicago, IL 60637
(Name)
(Address)
(City, State and Zip)

OR RECORDERS OFFICE BOX NO 163

ATTEN "RIDERS" OR REVENUE STAMPS HERE

93564458

2300

UNOFFICIAL COPY

Decd in Trust

MARY CAROL PYKE (fka Mary Carol Pearson)
Married to STEVEN . PYKE

TO

JOHN F. ULTMANN c/o BARRY F.
ULTMANN

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
PROPERTY TAX

GEORGE E. COLE
LEGAL FORMS

RM 10016

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EXHIBIT A

UNIT NO. 4116C IN THE DEARLOVE COVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 1 IN DEARLOVE APARTMENTS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, AND PART OF LOTS 3 AND 12 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. LR3070288 AND RECORDED AS DOCUMENT NO. 24795685, ALL IN COOK COUNTY ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded in the Office of the Cook County Recorder of Deeds as Document No. 25288521 and registered with the Cook County Registrar of Titles as Document No. LR 3137379 as amended by Second and Final Amendment registered on the 28th day of October, 1980, as Document Number 3185408 and recorded with the Cook County Recorder together with its undivided percentage interest in the common elements.

Grantor also hereby grants to 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 aforementioned Declaration.

Property Address: 4116C Cove Lane
Glenview, Illinois 60025

Permanent Index Number: 04-32-401-125- 1254

subject only to the following, if any: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; (c) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (d) roads and highways; (e) party wall rights and agreements; (f) existing leases and tenancies; (g) limitations and conditions imposed by the Condominium Property Act; (h) special taxes or assessments for improvements not yet completed; (i) unconfirmed special taxes or assessments; (j) general taxes not yet due and payable, and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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