



25.00

FSHRE SC LUN 58555046

THIS INDENTURE WITNESSETH, That the Grantor **Joseph F. Ripka, a married person,**

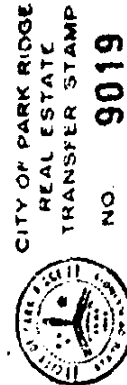
of the County of **Cook, State of Illinois**  
of **Ten (\$10.00)**  
valuable consideration in hand paid, convey<sup>s</sup> and warrant<sup>s</sup>  
Corporation.

for and in consideration  
Dollars, and other good and  
unto **NBD BANK, an Illinois Banking**  
as Trustee under  
19**94**.

the provisions of a trust agreement dated the **1<sup>st</sup>** day of **October**  
known as Trust Number **6261-PR** the following described real estate in the County of **Cook,**  
and State of Illinois, to wit:

see attached

Subject to:  
general real estate taxes not due and payable at the time of closing,  
covenants, conditions and restrictions of record, building lines and  
easements if any.



Common Address **parking space for Apt 2F 2-26 201 Thames Park Ridge, Illinois**  
Permanent Property Tax Identification Number **09 34 102 045 1688 60068**

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 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 sell, lease and subdivide said property as after is 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 authority 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 to renew, to extend, to terminate, to modify, to change, or to amend, to change, or to 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 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in whatever ways and for such other consideration 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 the application of any purchase money or money borrowed or advanced in 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, as that at the time of delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, by 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 thereto and binding upon all beneficiaries thereunder, so 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 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.

And the said grantor hereby expressly waive<sup>s</sup> and release<sup>s</sup> 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 hereunder set his hand and seal  
this **13<sup>th</sup>** day of **October** 19**94**  
(Seal) *Joseph F. Ripka* (Seal)

After recordation this instrument should be returned to  
NBD Bank - Trust Division  
**One S. Northwest Hwy  
Park Ridge, IL 60068**  
This instrument was prepared by  
**Patricia J. Hutul  
295 Shadowood  
Northfield, Ill. 60093**

STAMPS AFFIXED TO DOC 94884165

94884166

UNOFFICIAL COPY

State of Illinois

County of Cook

I, Nancy E. McKiernan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph F. Riphaie married person

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 13th day of October 1994



Nancy E. McKiernan, Notary Public

COOK COUNTY 1994 OCT 14 PM 1:10

94884166

Cook County Clerk's Office

94884166

Send Tax Bills to:

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT NUMBER B/2-"F" AND GARAGE UNIT NUMBER B/"Z"-26, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY TO FOLLOWING DESCRIBED REAL ESTATE THEREIN REFERRED TO AS PARCEL:

PARCEL 1: ALL OF LOT "A" IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 6 AND 10 IN THE OWNERS PARTITION OF LOTS 30, 31, 32 AND 33, IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 10, 1966 AS DOCUMENT 19852990 IN COOK COUNTY, ILLINOIS ALSO:

PARCEL 2: ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 INCLUDING THAT PART THEREOF FALLING IN LOT 1 IN DE CANINI RESUBDIVISION AS RECORDED NOVEMBER 7, 1969 AS DOCUMENT 18964943) AND LOT 7 (EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30, 31, 32, AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22699774, AND AS AMENDED BY DOCUMENT 24394152 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

09-34-102-045-1688

09-34-102-045-1239

34884166