

Warranty Deed In Trust

UNOFFICIAL COPY

PHYLLIS R. NERI (a widow)

of the County of Cook and State of Illinois, for and in consideration in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto Suburban Bank of Barrington, a corporation duly organized and existing as an Illinois Banking Corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under the provisions of a certain Trust Agreement, dated the March 19 94, and known as Trust Number 1157 the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 603-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BROOKSIDE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22848901, AS AMENDED IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENTS NOS. 22848900, AS AMENDED 22848901, AS AMENDED AND 22628184 IN COOK COUNTY, ILLINOIS.

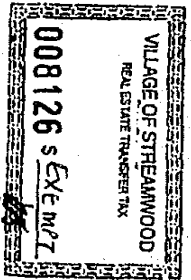
This transaction is exempt from Illinois Real Estate Transfer Act, Chapter 120, Section 1004(e)

Attorney

COOK COUNTY RECORDER JESSE WHITE

Subject to General Real Estate Taxes for the Year 1993 and Subsequent Years, Conditions, Covenants, Easements and Restrictions of Record.

PIN# 06-13-300-012-1012



SUBJECT TO:

TO HAVE AND TO HOLD the said real estate 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, lease and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to reestablish said real estate as often as desired, to contract to sell, to grant option to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, from time to time in possession or reversion, by leases to commence in present or in future, on any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release convey or assign any title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money received or advanced on said real estate or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county 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, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments hereto of any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that no 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 the Trustee or their predecessor or trust.

This conveyance is made upon the express understanding and condition the Suburban Bank of Barrington, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiary hereunder and said beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only and interest in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and not real property hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only and interest in the earnings, avails and proceeds thereof, the intention hereof being to vest in said Suburban Bank of Barrington the entire legal and equitable title in fee simple, in and to all of the real estate above described.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and not real property hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only and interest in the earnings, avails and proceeds thereof, the intention hereof being to vest in said Suburban Bank of Barrington the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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.

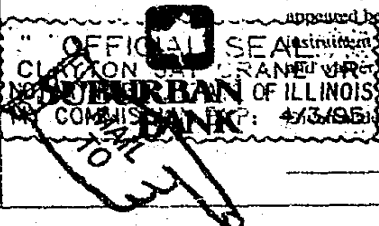
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal his 4th day of March 19 94.

(SEAL) x Phyllis R. Neri (SEAL) Phyllis R. Neri (SEAL)

THIS INSTRUMENT PREPARED BY: Clayton J. Crane, 565 S. Bartlett, Streamwood, IL 60107

County of Cook)) SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that State of Illinois)) Phyllis R. Neri, a widow

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 acknowledge 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 of the right of homestead.



my hand and notarial seal this 4th day of March 19 94.

Clayton J. Crane NOTARY PUBLIC

MAIL TO: SUBURBAN BANK OF BARRINGTON ATTN: TRUST DEPARTMENT 333 NORTH NORTHWEST HIGHWAY BARRINGTON, ILLINOIS 60010

603 Garden Circle, Unit 603-4 Streamwood, IL 60107

94232889 Phyllis R. Neri TAXES TO BE MAILED TO:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

03/09/94

0003AMCH 10:00
RECORDIN * 25.00
MAILINGS * 0.50
94232889 #

03/09/94

0003AMCH 10:00

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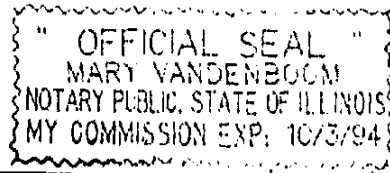
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STATEMENT BY GRANTOR AND GRANTEE

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 8, 1994 Signature: Clayton J. Crane
Grantor or Agent

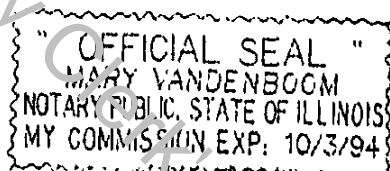
Subscribed and sworn to before me by the said CLAYTON J. CRANE this 8 day of MARCH, 1994.
Notary Public Mary Vandenberg



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 8, 1994 Signature: Clayton J. Crane
Grantee or Agent

Subscribed and sworn to before me by the said CLAYTON J. CRANE this 8 day of MARCH, 1994.
Notary Public Mary Vandenberg



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.)

94232889

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