

# UNOFFICIAL COPY

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

94291258

COOK CO. NO. 018  
2 2 5 4 2 5

THE GRANTORS, Robert and Elizabeth Fashingbauer, as husband and wife,

of the Village of Northbrook, Cook County of Cook State of Illinois for and in consideration of 390,000.00 DOLLARS, and 00/100 cents in hand paid,

CONVEY x and WARRANT x to Joanna M. Harig, as trustee of the Joanna Harig trust dated July 6, 1990

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

Joanna M. Harig, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 21 in Lakeshire unit 1, being a subdivision in the northwest 1/4 of section 7, Township 42 north, range 12 east of the third principal meridian, in Cook County, Illinois, according to the plat thereof, recorded January 19, 1977 as document number 23794352 in Cook County, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes therein 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 of 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 grant, to lease, to demise, to mortgage, to pledge, to encumber, to grant to a successor or successors in trust or to successors in trust all of the title, estate, powers and authority vested in said trustee, to donate, to dedicate, to mortgage, to 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 leaves to commence in present or 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 make 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, with 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 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 any such difference from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee or trustee in said premises or in which the 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, 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 deed, mortgage, lease or other instrument, (a) 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; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in the instrument and in said trust agreement; or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee is duly authorized and empowered to execute and deliver every such deed, mortgage, 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 us, 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 the 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 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 the law by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 28th day of MARCH 1994

PLEASE PRINT OR SIGNATURE(S) Robert Fashingbauer (SEAL) Elizabeth Fashingbauer (SEAL)

BELOW SIGNATURE(S) Joanna Harig (SEAL) AS TRUSTEE OF THE JOANNA HARIK TRUST DATED JULY 6, 1990

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT FASHINGBAUER AND ELIZABETH FASHINGBAUER

"OFFICIAL SEAL" personally known to me to be the same persons 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, full 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 28th day of March 1994

Commission expires March 7 1997 Brenda A. Krone NOTARY PUBLIC

This instrument was prepared by Robert C. Heist, 320 W. Illinois, 803, Chicago (NAME AND ADDRESS)

MAIL TO: Robert Harig, Kwiatk and Silverman, 500 Central Ave., Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO: Richard and Joanna Harig, 4128 Bristol Court, Northbrook, IL 60062

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 390.00

REAL ESTATE TRANSFER TAX Cook County 195.00

REVENUE STAMPS OR REVENUE STAMPS HERE

74976835  
458661046  
KOP 94079988X

10-333-743

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BUSINESS

Property of Cook County Clerk's Office

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Robert Harris  
Kwiatk and Silverman  
500 Central Ave.  
Northfield, Ill. 60093  
1128 Bristol Court  
Northbrook, Ill. 60062  
City, State and Zip)

MAIL TO

SEND SUBSEQUENT TAX BILLS TO:

Buy 333671

KOP 94017998SK

74976935

This instrument was prepared by Robert C. Helst, 320 W. Illinois, 803, Chicago

Commission expires March 28th 1994  
 Given under my hand and official seal, this 28th day of March 1994  
 Notary Public  
Robert C. Helst

"OFFICIAL SEAL" personally known to me to be the same persons whose names are subscribed  
 BARNES A. KRONE, State of Illinois, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their own  
 My Commission expires March 27, 1994  
 Notary Public, State of Illinois  
 Robert C. Helst

State of Illinois, County of Cook, in the State aforesaid, DO HEREBY CERTIFY that said County, in the State aforesaid, a Notary Public in and for ss. I, the undersigned, a Notary Public in and for

DATED JULY 6, 1990  
 OF THE JOANNA HARRIS TRUST  
 Joanna Harris, Trustee  
 (SEAL) Joanna Harris

PLEASE PRINT OR TYPE NAME(S)  
 SIGNATURE(S)  
 Robert Fashingbauer  
 Elizabeth Fashingbauer  
 (SEAL) Robert Fashingbauer  
 (SEAL) Elizabeth Fashingbauer

DATED this 28th day of MARCH 1994

Permanent Real Estate Index Number(s): 0407110223000  
 Address(es) of Real Estate: 1128 Bristol Court

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises ~~to the grantors~~ but to the grantors for

Cook County Clerk's Office

RECORDERS OFFICE

of the Village of Northbrook, County of Cook  
 State of Illinois  
 THE GRANTORS, Robert and Elizabeth Fashingbauer, as husband and wife,  
 FASHINGBAUER

WARRANTY DEED  
 Joint Tenancy  
 Statutory (ILLINOIS)  
 (Individual to Individual)  
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 NO. 810  
 February, 1985

Cook County REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP MAR30'94 \$0.11427  
 195.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 MAR30'94  
 390.00  
 COOK COUNTY CO. NO. 016  
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COOK COUNTY, ILLINOIS  
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94 MAR 31 AM 9:36

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