

UNOFFICIAL COPY

TRUSTEE DELIVERED

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THIS INDENTURE, made this 3 day of April, 1994, between MARY A. ROGERS, as Trustee under the provisions of the Mary A. Rogers Trust Dated April 16, 1991, Party of the First Part, and GARY L. DUSKIN and KAREN S. DUSKIN, his wife, Party of the Second Part,

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN (\$10.00) and no/100 DOLLARS and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part not in tenancy in common but in JOINT TENANCY, the following described real estate, situated in DuPage County, Illinois, to wit:

Lot 152 in Town We-Go-Park, Incorporated Third Addition being a Subdivision in the Northwest Fractional 1/4 of Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

DEPT-01 RECORDING \$23.50
10011 TRAH 1209 04/11/94 14:22:00
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SUBJECT TO:

general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

PIN: #08-11-110-042

Commonly known as: 202 South We-Go Trail
Mount Prospect, Illinois 60056

together with the tenements and appurtenances thereunto belonging.

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.

THIS DEED IS EXECUTED PURSUANT TO AND IN THE EXERCISE OF THE POWER AND AUTHORITY GRANTED TO AND VESTED IN SAID TRUSTEE BY THE TERMS OF SAID WARRANTY DEED IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TERMS OF THE DECLARATION OF TRUST ABOVE-MENTIONED.

Full power and authority is hereby granted to said Trustees to improve, manage and protect said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey with 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 Trustees, 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 praesenti or 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 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 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 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 Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 was in full force

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