

95289753

DEPT-01 RECORDING \$23.00
T40012 TRAN 3892 05/02/95 11:23:00
\$5017 JIM *-95-289753
COOK COUNTY RECORDER
DEPT-10 PENALTY \$20.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Douglas Gotberg, and Stephanie Gotberg, a married couple, of the County of Cook and State of Illinois for and in consideration of \$10.00 and other considerations in hand paid, convey and warrant unto COLE TAYLOR BANK its successor or successors, as Trustee under a trust agreement dated April 27, 1995, known as Trust Number 95-2040, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 1205 IN BUILDING 2 IN FRENCHMAN'S COVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PART OF LOTS 42 AND 45 IN FRENCHMAN'S COVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1988 AND KNOWN AS TRUST NUMBER 113490 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 25, 1989 AS DOCUMENT 89505617, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED 1 PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

(Permanent Index No.: 03-08-213-031-0272)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement in full.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate in any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell or to grant to such person or successor in title of the title, estate, powers and authorities vested in the trustee, to donate, to lease, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in person, or by attorney, by lease to commence in person or in future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts regarding the manner of fixing the amount of present or future rentals, to execute grants of easements or changes of any kind, to lease, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and any interest therein in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether or not different from the uses above specified and at any time or times hereafter.

In case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that at the time of the delivery thereof the trust agreement herein and by the trust agreement was in full force and effect, that the trustee conveyed or otherwise disposed of the real estate in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance is made to a successor or successors in trust, that such trustee or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of a trustee in their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 memorandum, the words "in trust," or "upon conditions," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release any and all right or title in the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S do hereby signed and delivered their names and seals on this 27th day of April 1995.

OFFICIAL SEAL
KIMBERLEE A BOZELKA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/28/98

(SEAL) Douglas Gotberg (SEAL)
(SEAL) Stephanie Gotberg (SEAL)

COOK CO. NO. 237856

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \$175.00

237856

COOK COUNTY REAL ESTATE ASSOCIATION JAN 1995

23.00
20.00
43.00

166
pp
A
2195 SE
256162

Mail to: Trust Company of Illinois, Cole-Taylor Bank as Trustee, under Trust No 95-2040, 857 W. Jackson Blvd, Chicago IL 60607

ADDRESS OF PROPERTY: 3183 Daniels, Arlington Heights, IL 60005

THIS DOCUMENT WAS PREPARED AND DRAFTED BY JOHN RAINONE, 300 S. County Farm - 2F, Wheaton, IL 60187

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