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DEED IN TRUST

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96480302

THE GRANTOR (NAME AND ADDRESS)

HERMINE M. PRICE,
a widow not since remarried,
1280 Rudolph, Unit 4B,

DEPT-01 RECORDING \$27.50
T#0014 TRAN 6417 06/21/96 10:23:00
#3258 + JW *-96-480302
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

2750

of the Village of Northbrook, County of Cook, and State of Illinois, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to RUTH BENDORF as Trustee, under the terms and provisions of a certain Trust Agreement dated the 25TH day of May, 19 94, and designated as Trust No. 21326, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 04-03-208-025-1044

Address(es) of Real Estate: 1280 Rudolph, Unit 4B, Northbrook, Illinois 60062

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

213-A DIVISION OF INTERCOUNTY

514617986

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 12th day of JUNE 1996

Hermine M. Price (SEAL)
HERMINE M. PRICE

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) (SEAL)

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 HERMINE M. PRICE, a widow not since remarried, is 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 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 and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 12th day of JUNE 1996

Commission expires August 5 1999 *Burton S. Grossman*
NOTARY PUBLIC

This instrument was prepared by BURTON S. GROSSMAN, 2906 WEST PETERSON AVENUE, CHICAGO, ILLINOIS 60659 (312) 973-0883
(NAME AND ADDRESS)

Legal Description

SEE ATTACHED EXHIBIT A.



SEND SUBSEQUENT TAX BILLS TO

MAIL TO: Lester Jay Rosen (Name)
1419 LAKE Cook Rd (Address)
DEERFIELD IL 60015 (City, State and Zip)

~~Hans Ruth~~ Ruth Beronoff (Name)
1280 RUDOLPH (Address)
Northbrook, IL 60062 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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EXHIBIT A

PARCEL 1:

UNIT 4B IN THE CONDOMINIUM OF NORTHBROOK COURT CONDOMINIUM III AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PART OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25786573 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION RECORDED AS DOCUMENT NUMBER 25415820 AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS

PARCEL 3:

PERPETUAL NON EXCLUSIVE EASEMENT OF USE FOR THE PURPOSE OF 2-WAY VEHICULAR TRAFFIC (PASSENGER VEHICLES AND TRUCKS) AND PEDESTRIAN ACCESS TO AND BETWEEN THE ABOVE DESCRIBED PARCEL OF LAND KNOWN AS RUDOLPH ROAD IN COOK COUNTY, ILLINOIS

PROPERTY AT: 1280 RUDOLPH, UNIT #4B, NORTHBROOK, ILLINOIS

Subject to Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1995 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Purchaser.

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Property of Cook County Clerk's Office

103

REAL ESTATE TRANSACTION TAX
Cook County
MH--96



10750

REORDER ITEM # PSA LABEL

002564

STATE OF ILLINOIS



215.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MH--96
986935

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