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DEED IN TRUST WARRANTY DEED

7586044 / 96008889 K

DEPT-01 RECORDING \$27.00
T#0012 TRAN 9567 03/12/96 12:59:00
#1671 ÷ ER *-96-188213
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

2711

This Indenture Witnesseth, THAT THE GRANTOR Thrush Development Company, an Illinois corporation, of 357 West Chicago, #200, Chicago, Illinois 60610
of the County of Cook and State of Illinois for and in consideration of TEN and No / 100 Dollars, and other good and valuable considerations in hand paid, Convey \$ and Warranty \$ unto the RIVER FOREST STATE BANK AND TRUST COMPANY, 7727 Lake Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 21st day of February, 1996, known as Trust Number 4194, the following described real estate in the County of Cook and State of Illinois, to-wit:

For the legal description, see the attached rider which is expressly incorporated herein and made a part hereof.



Village of River Forest
Real Estate Transfer Tax
\$100



Village of River Forest
Real Estate Transfer Tax
\$1



Village of River Forest
Real Estate Transfer Tax
\$1



Village of River Forest
Real Estate Transfer Tax
\$50



Village of River Forest
Real Estate Transfer Tax
\$1



Village of River Forest
Real Estate Transfer Tax
\$1

Commonly Known as: One Gale Avenue, Unit 5A, River Forest, IL 60305.

PIN # 15-12-318-036-1016

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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, power and authorities vested in said trustee, 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 present or in 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 partition or 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 trustee 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 trustee, be obliged to see 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

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COOK
CO. NO. 016

240239



P.B. 10606

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR 12 '96

DEPT. OF
REVENUE

287.50

Cook County

STATE TRANSFER



148.75

UNOFFICIAL COPY

said trust agreement; and every deed, trust 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 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 and effect. (b) that such conveyance or other instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some amendment thereof and binding upon all beneficiaries thereunder. (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, release, mortgage or other instrument and (d) if the conveyance is made to a successor 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 its, 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 no 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid hereunto sets its hand and seal this 23rd day of February, 1996.

Richard H. Lillie, Jr., Secretary (SEAL)

Attest: Gregory G. Teague, Treasurer (SEAL)

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STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Richard H. Lillie, Jr., and Gregory G. Teague

personally known to me to be the same person s whose name s 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 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 Notarial Seal this 23rd day of February, 1996.

"OFFICIAL SEAL"
WENDY L. TAYLOR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/3/97

TO
RIVER FOREST STATE BANK
AND TRUST COMPANY
TRUSTEE

RIVER FOREST STATE BANK
AND TRUST COMPANY
7727 W. LAKE STREET
RIVER FOREST, ILLINOIS 60305

Notary Public

61288196

NOTARY

NOTARY PUBLIC

(BOX 426)

Deed in Trust
WARRANTY DEED

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EXHIBIT A

LEGAL DESCRIPTION

**ONE GALE AVENUE, UNIT 5A
RIVER FOREST, ILLINOIS 60305**

PARCEL 1:

UNIT 5A IN ONE GALE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7, LOT 8 (EXCEPT THE EAST 90.0 FEET OF THE NORTH 60.0 FEET) AND LOT 9 (EXCEPT THE EAST 90.0 FEET OF THE SOUTH 60.0 FEET AND EXCEPT THAT PART OF THE EAST 145.0 FEET OF LOT 9 WHICH LIES NORTH OF THE SOUTH 60.0 FEET THEREOF) IN BLOCK 7 IN GALE AND BLOCK'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 90370224, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15 AND STORAGE AREA S-R, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 90370224.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number: 15-12-318-036-1016

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