

77379
WARRANTY DEED IN TRUST
STATUTORY (ILLINOIS)

UNOFFICIAL COPY

98736025

THE GRANTORS, RICHARD E. YOST and
EILEEN L. YOST, his wife, of the Village of
Mount Prospect, County of Cook, State of Illinois
for and in consideration of TEN and 00/100
(\$10.00) DOLLARS, and other good and valuable
consideration in hand paid, CONVEY and
WARRANT to

PATRICIA A. FASSNACHT
WHITNEY, as Trustee under the
Patricia A. Fassnacht Whitney
Declaration of Trust
dated December 5, 1991
1141 Linneman Road
Mount Prospect, IL 60056

DEPT-01 RECORDING \$25.00
T#0009 TRAN 3583 08/20/98 09:16:00
#5593 + JW *-98-736025
COOK COUNTY RECORDER

the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

UNIT 1-1141 IN COURTS OF ST. JOHN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE: LOT 1 IN THE COURTS OF ST. JOHN BEING A SUBDIVISION OF PART OF THE
WEST 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT
THEREOF RECORDED AUGUST 21, 1986 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY
AS DOCUMENT 86368276; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF
CONDOMINIUM RECORDED JANUARY 16, 1987 AS DOCUMENT 87033388; TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: General real estate taxes for 1997 and subsequent years; special assessments confirmed after
Contract date; building use or occupancy restrictions, conditions and covenants of record; zoning laws; easements
for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Real Estate Index Number: 08-14-401-152-1003

Address of Real Estate: 1141 Linneman Road, Mount Prospect, Illinois 60056

Dated this 6th day of August, 1998.

Richard E. Yost
RICHARD E. YOST

Eileen L. Yost
EILEEN L. YOST

Prepared By: Beverly J. Tiesenga, 105 Adell Place, Elmhurst, IL 60126
Mail Future Tax Bills To: Patricia Fassnacht Whitney, Trustee, 1141 Linneman Road, Mount Prospect, IL 60056
Mail To: John C. Haas, 115 South Emerson Street, Mount Prospect, IL 60056
(9063)

BOX 333-CTI

98736025

STATE OF ILLINOIS

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COUNTY OF

) SS

I, the undersigned, a Notary Public for said County, in the State of Illinois, DO HEREBY CERTIFY that RICHARD E. YOST and EILEEN L. YOST are 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 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 6th day of August, 1998.

Beverly J. Tiesema

Notary Public

"OFFICIAL SEAL"
BEVERLY J. TIESEMA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/24/00

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
16766-75600

98736025
98736025

STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
252.00
PA 10951
200214
CENT. CHG.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
126.00
REVENUE
STAMP
120198

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RIDER

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 or 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, powers 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 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, 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust 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, 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

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