

UNOFFICIAL COPY

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DEPT-01 RECORDING \$27.00
150000 TRAN 0586 09/28/98 11:35:00
#0579 # CG *--98--5566056
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

C7E 776-146957 full
CS98092738 nu

WARRANTY DEED INTO TRUST

4

Grantor, **EDWARD H. KAHN, A WIDOWER**, OF 186 FOXBOROUGH, BURR RIDGE, ILLINOIS 60521 for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **GRANTEES, AS FOLLOWS: A 50% UNDIVIDED INTEREST TO HENRY H. DOERING, JR., TRUSTEE, AND HIS SUCCESSORS IN TRUST UNDER THE HENRY H. DOERING, JR. DECLARATION OF TRUST DATED APRIL 22, 1986 AND A 50% UNDIVIDED INTEREST TO CAROLYN JORDAN DOERING, TRUSTEE, AND HER SUCCESSORS IN TRUST, UNDER THE CAROLYN JORDAN DOERING DECLARATION OF TRUST DATED APRIL 22, 1986 OF 122 GLENDALE ROAD, HINSDALE, ILLINOIS 60521** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NO. 186 IN CHASEMOOR OF BURR RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88503681, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE ABOVE-REFERENCED DECLARATION).

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF DECK FOR UNIT 186 (A LIMITED COMMON ELEMENT AS DEFINED IN THE ABOVE-REFERENCED DECLARATION), AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NO. 88503681.

SEE ATTACHED FOR TRUST POWERS

BOX 333-CTI

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11/11/11 10:00 AM

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SUBJECT TO the following "permitted exceptions", if any, (none of which shall impair the use of the property as a residence) (a) General Real Estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after August 25, 1998; (c) Building, building line and use or occupancy restrictions, conditions and covenants; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) If the property is other than a detached single-family home: party walls, party wall rights and agreements, terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easement established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

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

Permanent Real Estate Index Number(s): 18-30-300-027-1055

Address(es) of Real Estate: 196 Foxborough, Burr Ridge, Illinois 60521

Dated this 23rd day of SEPT 1998.

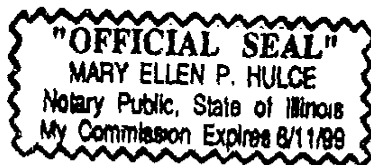
Edward H. Kahn
EDWARD H. KAHN

STATE OF ILLINOIS)
)ss
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD H. KAHN 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 he signed, sealed and delivered the said instrument as his 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 25 day of September, 1998.

Commission expires June 11, 1999.
Mary Ellen P. Hulce
Notary Public



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11/11/11

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This Instrument Prepared By:
Mary Ellen Hulce
Attorney at Law
P.O. Box 769
Geneva, Illinois 60134

Send Subsequent Tax Bills To:
Henry H. Doering, Jr., Trustee and Carolyn
Jordan Doering, Trustee
186 Foxborough
Burr Ridge, Illinois 60521

Mail To:
William J. Pokorny, Jr.
Pokorny & Associates, Limited
100 West Plainfield Road
Suite 205
LaGrange, Illinois 60525

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RECORD OF INSTRUMENTS
INDEXED
SERIALIZED
27 1988

Cook County
REAL ESTATE TRANSFERS TAX
130.00

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, 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 Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorney may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as this trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," or "with limitations," or words or similar import, in accordance with the statute in such case made and provided.

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