

DEED IN TRUST

WARRANTY)

UNOFFICIAL COPY

(The Above Space For Recorder's Use Only)

3/66/13

THIS INDENTURE WITNESSETH, that the Grantor s. Yakov Grinshpun and Adelina Grinshpun, his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars. (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey and Warrant unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of April, 1994, and known as Trust Number 2792, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" attached and made a part hereof

COOK COUNTY RECORDER

41339 ± SK # - 94 - 478700

140012 TRAN 2292 05/27/94 10:03:00

R. DEPT-01 RECORDING

\$25.50

COOK COUNTY RECORDER

41339 ± SK # - 94 - 478700

140012 TRAN 2292 05/27/94 10:03:00

R. DEPT-01 RECORDING

\$25.50

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6101/0099 27 001 Page 1 of 5

1999-07-02 11:09:50

Cook County Recorder 29.00

THIS INSTRUMENT IS BEING RECORDED TO CORRECT LEGAL DESCRIPTION

This Deed exempt from Illinois transfer tax pursuant to paragraph E of said transfer tax act.

Signature: [Handwritten Signature] Date: 5/17/94

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 successors or successors in trust and to grant to such successors 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 the present or in the 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 in 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 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 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 the trust property, or be obliged to see that the terms of the 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 trust property 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 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 the Grantee, or each 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 attorneys 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 the 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 a 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 the trust property and funds in the actual possession of the Trustee shall be applicable) or the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of the 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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 hereby expressly waive and release 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 have hereunto set their hand s and seal this 28th day of April, 1994. Yakov Grinshpun [Seal] Adelina Grinshpun [Seal]

STATE OF Illinois ) COUNTY OF COOK ) ss. I, the undersigned, a Notary Public in and for said County, in the State

of Illinois, do hereby certify that Yakov Grinshpun and Adelina Grinshpun, his wife personally known to me to be the same person s whose name s 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 Notarial Seal this 13th day of May, 1994. Thomas D. Oien Notary Public, State of Illinois My Commission Expires July 25, 1995 NOTARY PUBLIC

Document Prepared By: Tom Oien, Trust Officer First State Bank and Trust Company of Park Ridge 780 Greenwood Northbrook, Illinois 60062 607 Devon, Park Ridge, Illinois 60068

ADDRESS OF PROPERTY: 780 Greenwood Northbrook, Illinois 60062 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

99638188

3/66

DOCUMENT NUMBER

BOX 333 CT

25-50 ER

**UNOFFICIAL COPY**

RETURN TO: First State Bank & Trust Company  
of Park Ridge  
607-11 Devon Avenue  
Park Ridge, Illinois 60068 - OR  
Recorder's Box No. 260  
TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(WARRANTY DEED)

TO

First State Bank & Trust Company  
of Park Ridge  
Park Ridge, Illinois  
TRUSTEE

Property of Cook County Clerk's Office

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94478700

Exhibit "A"

PARCEL 1: THAT PART OF LOTS 23, 24 AND 25 (TAKEN AS A TRACT) IN OLIVER SALINGER AND COMPANY'S DUNDEE ROAD ACRES, BEING A SUBDIVISION OF THE EAST 36 RODS OF THE WEST 74 RODS OF THE SOUTH 120 RODS OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 128.70 FEET NORTH OF THE SOUTH LINE AND 41.19 FEET WEST OF THE EAST LINE OF SAID TRACT (BOTH RIGHT ANGLE MEASURE); THENCE SOUTH 0 DEGREES 06 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.12 FEET TO A POINT, SAID POINT BEING 0.58 FEET NORTH OF THE SOUTH LINE AND 40.93 FEET WEST OF THE EAST LINE OF SAID TRACT (BOTH RIGHT ANGLE MEASURE); THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 149.93 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 89.04 FEET TO THE POINT OF BEGINNING THENCE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 0.08 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF .067 FEET; THE NORTH 0 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 53.86 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 25.51 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES EAST, A DISTANCE OF 37.70 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST; A DISTANCE OF 6.86 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES EAST; A DISTANCE OF 20.42 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 17.82 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE "COMMON AREA" DESIGNATED IN EXHIBIT A OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS DATED OCTOBER 20, 1982 AND RECORDED FEBRUARY 25, 1983 AS DOCUMENT NUMBER 26518091.

COMMON ADDRESS: 780 GREENWOOD, NORTHBROOK, ILLINOIS 60062  
P.I.N. #04-04-302-060

94478700

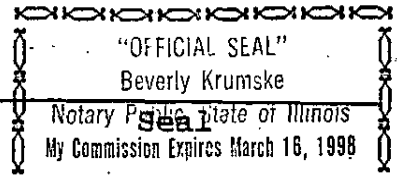
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to Real Estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to Real Estate under the laws of the State of Illinois.

Dated May 17, 1994

Signature: Raura K Rutherford  
Agent for Beneficiary

Subscribed and sworn before me by the said Grantor this 17th day of May 1994.  
Notary Public Beverly Krumske

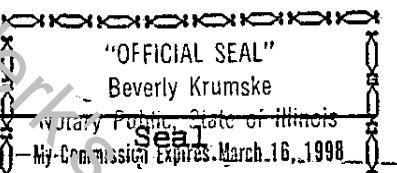


The Grantee or his agent affirms and verifies ~~that the name of the~~ Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to Real Estate in Illinois, a partnership authorized to do business or acquire and hold title to Real Estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 17, 1994

Signature: Raura K Rutherford  
Agent for Beneficiary

Subscribed and sworn before me by the said grantee this 17th day of May 1994.  
Notary Public Beverly Krumske



NOTE: Any person who knowingly submits a false ~~statement concerning~~ the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Deliver Document To:

Tom Olen.  
First State Bank and Trust Company of Park Ridge  
607 W. Devon Avenue  
Park Ridge, IL 60068

94478700

# UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 AW8359009 LPA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

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PHL

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