

UNOFFICIAL COPY

0 3 4 7 8 6 7 1

AFFIDAVIT

The undersigned, being first duly sworn, hereby states and avers that:

1. He is presently the sole owner of the property commonly known as Unit 10, 10357 Dearlove, Glenview, Illinois, such property being fully described on Exhibit A hereto and being hereinafter referred to as "the Property."

2. That when he purchased the Property he accepted the deed conveying it to him and granted a trust deed (dated June 21, 1979 and registered August 21, 1979 as document 3113074) to Chicago Title and Trust Company, each of which documents incorrectly stated his marital status as a bachelor when, in fact, he was then divorced and not remarried.

3. In order to induce the Registrar of Titles of Cook County to register the undersigned's deed to First National Bank of Northbrook as Trustee under trust agreement dated October 1, 1985 and known as Trust Number 310, the undersigned agrees to indemnify and hold harmless said Registrar of Titles from all expenses that said Registrar of Titles incurs as a result of the aforesaid incorrectly designated marital status and the registration of the deed to First National Bank of Northbrook as trustee under trust agreement dated October 1, 1985 and known as Trust Number 310.

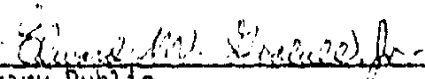


SAM MIKAELIAN

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 SAM MIKAELIAN, divorced and not remarried, personally known to me to be the same person whose name is subscribed the foregoing affidavit, 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.

Given under my hand and seal this 20th day of November, 1985.



Notary Public

**My Commission Expires
July 20, 1988**

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EXHIBIT "A"

0 4 7 3 6 7 1

PARCEL 1:

Unit Number 10-102 in the Regency Condominium Number 1 as delineated on the Survey of part of the West 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "E" in the Declaration of Condominium registered in the Office of the Registrar of Titles in Cook County, Illinois, a Document LR3112447, together with its undivided percentage interest in the common elements as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration registered as Document LR3112442 as amended from time to time, and as created by Deed from National Bank of Austin, as Trustee under Trust Agreement dated August 21, 1969 known as Trust Number 4600 to Dr. Sam Mikaelian registered as Document LR3113073 for ingress and egress, all in Cook County, Illinois.

Property of Cook County Clerk's Office

This Indenture Witnesses that the Grantor

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3478671

SAM MIKAELIAN, divorced and not remarried

of the County of Cook and the State of Illinois for and in consideration of

Ten and no/100 (\$10.00) Dollars.

and other good and valuable consideration in hand paid, Convey \$ and Warrant \$ unto FIRST NATIONAL

BANK OF NORTHBROOK, a national banking association, of 1300 Meadow, Northbrook, Illinois, its successor or successors

as Trustee under the provisions of a trust agreement dated the 1st day of October 19 85 known

as Trust Number 310, the following described real estate in the County of Cook

and State of Illinois, to-wit:

PARCEL 1:

Unit Number 10-102 in the Regency Condominium Number 1 as delineated on the Survey of part of the West 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "E" in the Declaration of Condominium registered in the Office of the Registrar of Titles in Cook County, Illinois, a Document LR3112447, together with its undivided percentage interest in the common elements as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

3478671

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration registered as Document LR3112442 as amended from time to time, and as created by Deed from National Bank of Austin, as Trustee under Trust Agreement dated August 21, 1969 known as Trust Number 4600 to Dr. Sam Mikaelian registered as Document LR3113073 for ingress and egress, all in Cook County, Illinois.

...the manner of fixing 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 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 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 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 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 cases 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 homeowners from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand, and seal this 31st day of October, 1985

(SEAL)

SAM MIKAELIAN

(SEAL)

3478671

11-21-85 Description affects unit 10-102 created by doc 3112447 from CTE 1144440 Binaff

This INSTRUMENT PREPARED BY: EDWARD M. GRABILL, JR. 601 Skokie Blvd. Northbrook, IL 60062

STATE OF ILLINOIS... 31 OCT 1985... REVENUE

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

18 - 10357 Dearlove
Glenview, IL 60025

TO
FIRST NATIONAL BANK
OF NORTHBROOK
TRUSTEE

1
COURT

IN DIVISION

REGISTRAR V OF TITLES
3478671
Nov 27 3 57 PM '85

Age of Grantor _____
Address Legal
Husband Legal Trust
Wife _____
Subscribing _____
Address _____
3478671
3478671
LORD

E Graded Blvd
1001 State
Northbrook, IL
60062

the undersigned _____
Notary Public in and for said County, in the State aforesaid, do hereby certify that
SAM NIKAFELIAN, divorced and not remarried
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 _____ day of _____ A.D. 1985
Notary Public
My Commission Expires July 20, 1988

STATE OF ILLINOIS
COUNTY OF COOK
SS.

Northbrook, IL 60062
601 State St.
EDWARD W. GIBBETT, JR.
ILLINOIS INSTRUMENT RECORDING

UNOFFICIAL COPY

RECORDED BY COOK COUNTY CLERK
COI 27449 BMS
FORWARDED BY CLERK OF COURT
FOR THE COUNTY OF COOK

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
SAM MIKAELIAN, divorced and not remarried

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 _____ seal this
31st day of October A.D. 19 85
Edward M. Grabel, Jr.
Notary Public

My Commission Expires
July 20, 1988

NO DUPLICATES

3478671
Nov 27 3 57 PM '85
3478670
REGISTRAR OF TITLES

Grabel

Age of Certificate
Address Dearlove
Husband Legal Trust
Wife
Subscribing Party
3478671
3478671

E. Grabel Blvd
6001 Skokie Blvd
Northbrook, IL 60062

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

1B - 10357 Dearlove
Glenview, IL 60025

TO
FIRST NATIONAL BANK
OF NORTHBROOK
TRUSTEE