

WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor KAREN A. BROWN, Divorced and not since remarried

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 s and Warrant s unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 30th day of October 1987, known as Trust Number 1091197 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Unit 408 in the 005 described Real estate: Lot 126, the South 16.0 feet of Lot 127 (Except the East 50 thereof), the North 34.0 feet of Lot 128 (Except the East 50 thereof), the Westerly 112.0 feet of the Southerly 32.0 feet of Lot 128, the Westerly 112 feet of the Northerly 18.0 feet of Lot 129, the Easterly 45 feet of the Westerly 157 feet of the Southerly 32 feet of Lot 128, the Easterly 45 feet of the Westerly 157 feet of Lot 129 and the Northeasterly 50 feet of Lot 127 in original town of Road in the North East 1/4 of Section 20, Township 41 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 2466314E, together with its 1.67530 percentage interest in the common elements 835 Pearson Unit 408 Des Plaines, IL 60016

See Legal description RINZA ASTRIHEB

PERMANENT TAX NUMBER: 09-20-202-038- VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 of 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 tenancy a 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 premises 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 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

And the said grantor hereby expressly waives and releases 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 aforesaid has hereunto set her hand and seal this 22 day of November 19 87

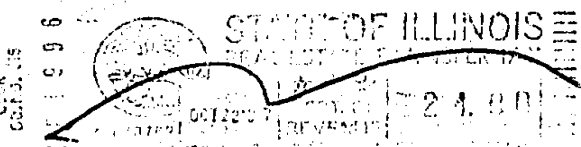
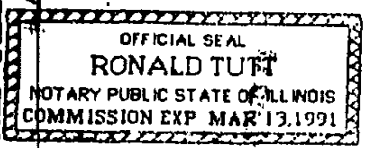
KAREN A. BROWN (Seal) KAREN A. BROWN (Seal)

THIS INSTRUMENT WAS PREPARED BY:

RONALD TUTT, ESQ. 29 South LaSalle Street, Suite 415 Chicago, IL 60603

Illinois State of Cook ss RONALD TUTT Notary Public in and for said County, in and not since remarried the State aforesaid, do hereby certify that KAREN A. BROWN, Divorced

personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 22 day of November 19 87

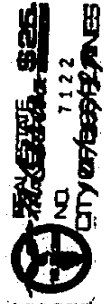


Unit 408, 835 Pearson, Des Plaines, Il

For information only insert street address of above described property

This space for affixing Riders and Revenue Stamps

366-1636



00205 REAL ESTATE TRANSACTION TAX RECEIVED 11/24/87

11-3-87 Legal description affects property on Certificate 1403043 and other property

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## LEGAL DESCRIPTION RIDER

Unit 408 in the 835 Pearson Condominium, as delineated on a survey of the following described real estate: Lot 126, the South 16.0 feet of Lot 127 (Except the East 50 thereof), the North 34.0 feet of Lot 128 (Except the East 50 thereof), the Westerly 112.0 feet of the Southerly 32.0 feet of Lot 128, the Westerly 112 feet of the Northerly 18.0 feet of Lot 129, the Easterly 45 feet of the Westerly 157 feet of the Southerly 32 feet of Lot 128, the Easterly 45 feet of the Westerly 157 feet of Lot 129 and the Northeasterly 50 feet of Lot 127 in original town of Rand in the North East 1/4 of Section 20, Township 41 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 24653148, and filed as LR3051469, together with its undivided 1.67530 percentage interest in the common elements.

3661636

Clerk's Office

3661636

Age of Grantee [Signature]  
Address \_\_\_\_\_  
Husband \_\_\_\_\_  
Wife \_\_\_\_\_  
Submitted by \_\_\_\_\_  
Address \_\_\_\_\_  
Deliver New Certif. to \_\_\_\_\_  
Remainder to 1st N. J. [Signature]  
Sig. Card Chase  
CANNONE  
60601

3661636

IN DUPLICATES

1403542