

PARCEL 1:

0 1 7 0 2 6 8 1

UNIT NO. 416, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

A PARCEL OF LAND LYING WITHIN A TRACT OF LAND DESCRIBED IN DEED DOCUMENT LR 2743363, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF THE AFORESAID TRACT OF LAND, SAID NORTH EAST CORNER BEING ON THE MOST EASTERLY LINE OF SAID TRACT OF LAND AND ON THE EAST LINE OF LOT 192 IN THE FIRST ADDITION TO DEMPSTER WAUKEGAN ROAD SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 523.29 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 206 IN THE AFORESAID SUBDIVISION; THENCE SOUTH, ALONG THE MOST EASTERLY LINE OF SAID TRACT OF LAND 302.18 FEET; THENCE WEST, ALONG A LINE DRAWN PERPENDICULARLY TO SAID MOST EASTERLY LINE 135.50 FEET TO THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST, ALONG SAID PERPENDICULAR LINE, 171.50 FEET; THENCE NORTH, ALONG A LINE PARALLEL WITH THE MOST EASTERLY LINE OF THE AFORESAID TRACT OF LAND, 64.00 FEET; THENCE EAST, 171.50 FEET; THENCE SOUTH, 64.00 FEET; TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743 AND FILED WITH THE COOK COUNTY REGISTRAR OF TITLES ON MAY 21, 1975 AS DOCUMENT LR 2808637; TOGETHER WITH AN UNDIVIDED 2.6461 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

3702681

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED DECEMBER 1, 1974 AND FILED WITH THE COOK COUNTY REGISTRAR OF TITLES ON JANUARY 3, 1975 AS DOCUMENT LR 2789908 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 8, 1974 AND KNOWN AS TRUST NUMBER 32743 TO MAX D. NESLER AND BEVERLY R. NESLER, HIS WIFE, DATED MAY 26, 1975 AND FILED AUGUST 6, 1975 AS DOCUMENT LR 2822560 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

"SUBJECT TO" LANGUAGE

0 3 7 0 2 5 8 1

Subject to the following, if any: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1987-88 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

Property of Cook County Clerk's Office

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DEED IN TRUST
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, Max D. Nesler, married to Evelyn Nesler

of the County of COOK and State of ILLINOIS for and in consideration of Ten Dollars and no cents (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT & QUIT CLAIM) unto

Ruth Goldberg, 6711 N. Maplewood Ave., Chicago, Illinois

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a ~~trust agreement~~ dated the 10th day of March, 1987, ~~hereinafter referred to as "said trustee,"~~ and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO)
(SEE "SUBJECT TO" LANGUAGE ATTACHED HERETO)

P.I.N.: 10-19-109-045-1028

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 in futuro, 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 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 the 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

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 his hand and seal this 20th day of April, 1988.
Max D. Nesler (SEAL) Evelyn Nesler (SEAL)

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 Max D. Nesler, AND Evelyn Nesler, HIS WIFE, personally known to me to be the same person and whose name is 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 20th day of April, 1988.
Commission expires October 3, 1989.
Scott L. David, Esq. NOTARY PUBLIC
This instrument was prepared by KAMENSKY & RUBINSTEIN, 7250 N. Cicero Ave., Suite 200, (NAME AND ADDRESS) Lincolnwood, IL 60666

*USE WARRANT FOR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY: 8630 N. Waukegan Road, Unit #416

MAIL TO { Mr. Nathan J. Fisher (Name) 120 W. Madison St. - Suite #918 (Address) Chicago, Illinois 60602 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO: Ms. Ruth Goldberg (NAME) (SAME AS ABOVE) (Address)

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
1906
Morton Grove, Illinois

RECORDERS' OR REVENUE STAMPS HERE

3702681

COOK COUNTY CLERK

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

11/6/19

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HARRY D. MOORE
CLERK OF THE COURT

[Handwritten signature]

Sub

For

*Nathan J. Fisher, Atty
120 W. Madison St
Suite 918
Chicago, Ill 60602*