

3824345



THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors Robert F. Guasta and Joan B. Guasta, his wife of the County of Cook and State of Illinois for and in consideration of TEN and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7 day of SEPT. 19 89, known as Trust Number 10427 the following described real estate in the County of Cook and State of Illinois, to-wit:

Subject to:

General real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

P.I.N. - 09-15-101-021-1115

TO HAVE AND TO HOLD the said premises with the appurtenances upon the said premises 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, maintain, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision of part thereof, and to read, divide said property as it may be desired, to contract to sell, in grant or option to purchase, to sell on any terms, to convey either with or without consideration, to convey all 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 lease to compliance in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 purchase the whole or any part thereof, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes 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 sale proceeds of 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, loan, 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, 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 the, 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, profits 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, profits and proceeds therefrom as aforesaid. If the title to any of the above land 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, or "upon condition", or "with limitations", or words of similar import, any conveyance with the statute in such case made and provided.

And the said grantor S 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 ha VC hereunto set their hand B and seal this 12th day of September 19 89.

(Seal) Robert F. Guasta (Seal) Robert F. Guasta (Seal) Joan B. Guasta (Seal) Joan B. Guasta

State of ILLINOIS SS. Stephen Pokorny or a Notary Public in and for said County, in the County of COOK the State aforesaid, do hereby certify that Robert F. Guasta and Joan B. Guasta, 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.

OFFICIAL SEAL OF STEPHEN JAY POKORNY, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 6/20/91

Signature of Stephen Pokorny, Notary Public

Vertical stamp: 09-28-1989, 10:51 AM, Cook County, IL

Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax. MRS. J. A. Guasta, City of Des Plaines

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP 27 1989 2450

FIRST UNITED TRUST COMPANY 1048 Lake Street Oak Park, Illinois 60301-1194

9368 Bay Colony #1-S Des Plaines, IL For information only insert street address of above described property.

3824345

UNOFFICIAL COPY

Handwritten notes and numbers at top right.

3824345
DUPLICATE

3824345

CAROL MOSELEY BEAUMONT
REGISTRAR OF TITLES

SEP 12 PM 3:30

Age of Grantee	
Address	
Husband	
Wife	
Submitt.	
Address	
Deliver	
Remainder	
3824345	Satorfo

3000548
Box 395

Vertical text on the left side of the page.

Property of Carol Moseley Beaumont

UNIT 653 as described in survey delineated on and attached hereto and a part of Declaration of Condominium Ownership registered on the 18th day of November, 1978, as Document Number 278247

An Undivided 2660% Interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of LOTS ONE (1), TWO (2) AND FIVE (5), in Louis Meinhäuser's subdivision of part of Frederick Meinhäuser's Division of lands in Sections 15 and 16, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of Lot 1 aforesaid, 91.00 feet West of the Northeast corner thereof; thence West along the North line of Lot 1 aforesaid, 362.33 feet to a line which is perpendicular to the Easterly extension of the North line of the South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 16 aforesaid, which is drawn through a point in said Easterly extension 192.86 feet East of the Northeast corner thereof; thence South along said perpendicular line 247.49 feet to a line perpendicular to the West line of Lot 1 aforesaid which passes through a point in said West line 610.00 feet North of the Southeast corner of Lot 2 in Louis Meinhäuser's Subdivision aforesaid; thence West along last described perpendicular line 493.29 feet to a line 252.82 feet West of and parallel with the East line of Lot 2 aforesaid; thence North along said parallel line 231.79 feet to a point on the North line of Lot 2 aforesaid; thence West along the North line of Lot 2 aforesaid 427.11 feet to a point 710.0 feet West of the Northeast corner thereof; thence Southerly 301.37 feet along a line which makes an angle of 88 degrees 46 minutes 00 seconds to the left of the last described line extended; thence Easterly 40.0 feet along a line which makes an angle of 91 degrees 12 minutes 00 seconds to the left of the last described line extended; thence Northerly along a line which makes an angle of 33 degrees 48 minutes 00 seconds to the left of the last described line extended for a distance of 33.01 feet to the South line of the North 268.37 feet of Lot 2 aforesaid; thence East along said South line 30.0 feet to the East line of the West 90.0 feet of Lot 2 aforesaid; thence South along said East line 211.58 feet to the South line of the North 479.84 feet (measured at right angles) of Lot 2 aforesaid; thence East along said South line 363.03 feet to the West line of the East 236.84 feet (measured at right angles) of Lot 2 aforesaid; thence South along said West line 67.66 feet to the South line of Lot 2 aforesaid; thence East along said South line 256.90 feet to the Southeast corner thereof; thence East along a line perpendicular to the West line of Lot 3 aforesaid, a distance of 268.92 feet to a diagonal line drawn from a point in the North line of Lot 3 aforesaid 331.04 feet East of the Northwest corner thereof to a point in the South line of Lot 3 aforesaid 75.00 feet East of the Southwest corner thereof; thence Northeasterly along said diagonal line for a distance of 146.41 feet to a line 324.16 feet East of, as measured at right angles, and parallel with the West line of Lots 1 and 3 aforesaid; thence North along last described parallel line 944.41 feet; thence East at right angles thereof 121.17 feet to a diagonal line drawn from the point of beginning to a point in the South line of Lot 1 aforesaid 331.04 feet East of the Southwest corner thereof; thence Northeasterly along last described diagonal line 210.72 feet to the point of beginning.

MAIL TO:
 Trust Division
 First National Trust Company
 1646 Lakeside Trust
 Oak Park, Illinois 60301-1194
 or
 Box 161

T. K. KNOWLES ESP
 429 N. MARIAN
 OAK PARK IL 60302