

# UNOFFICIAL COPY

RIDER "A"

Tax I.D. #02-24-105-020-1039  
263 Clubhouse Drive Unit 210, Palatine, Illinois 60067

72-96-890

PARCEL 1:

UNIT 210 IN WILLOW CREEK NUMBER 6 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 6 AND 7 OF WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3139599 TOGETHER WITH ITS UNDIVIDED PERCENTAGE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

3367630

BEST AVAILABLE COPY

~~PARCEL 2~~ SUBJECT TO:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT LR 2536651 AND AS CREATED BY DEED FROM CENTEX HOME MIDWEST, INC. TO DOREEN S. OGINO AND TATSI OGINO DATED NOVEMBER 18, 1979 AND FILED FEBRUARY 27, 1980 AS DOCUMENT LR3147402 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS

~~PARCEL 3~~

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF RECIPROCAL EASEMENTS FILED JULY 3, 1975 AS DOCUMENT LR2702046 AND AS CREATED BY DEED FROM CENTEX HOMES MIDWEST, INC. TO DOREEN S. OGINO AND TATSI OGINO DATED NOVEMBER 18, 1979 AND FILED FEBRUARY 27, 1980 AS DOCUMENT LR2702046 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

3967630

Form XX-03/90

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor Kristine K. Farragher, a spinster

of the County of DuPage and State of Illinois for and in consideration, of Ten (\$10.00) and no/100ths Dollars, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and warrant \_\_\_\_\_ unto the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of May, 19 91, known as Trust Number \_\_\_\_\_, the following described real estate in the County of Cook and State of Illinois, to-wit: M. P. 011280

PREMISES MORE PARTICULARLY DESCRIBED IN RIDER "A" ATTACHED HERETO AND MADE A PART HEREOF

058-95-880

Property of Cook

Tax I.D. #02-24-105-020-1039  
263 Clubhouse Drive Unit 210, Palatine, Illinois 60067

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 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 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 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 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 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 of 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 its, his or her 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 raise 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 \_\_\_\_\_ aforesaid has hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and Seal \_\_\_\_\_ this 24th day of May, 19 91

\_\_\_\_\_  
(Seal) Kristine K. Farragher (Seal)  
Kristine K. Farragher  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

State of Illinois ss. I, Debra M. Myslicki a Notary Public in and for said County, in County of Cook do hereby certify that Kristine K. Farragher, a spinster

\_\_\_\_\_ is \_\_\_\_\_ 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 \_\_\_\_\_ she signed, sealed and delivered the said instrument as \_\_\_\_\_ her

" OFFICIAL SEAL " DEBRA M. MYSLICKI NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/7/96

Debra M. Myslicki  
Notary Public

FIRST CHICAGO TRUST COMPANY OF ILLINOIS  
Prepared by: Anthony Zombolas  
15 Spinning Wheel Road #328  
Hinsdale, Illinois 60521

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamp  
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act  
Anthony Zombolas  
Buyer, Seller or Representative  
5-24-91  
Date

Document Number  
3967630

# UNOFFICIAL COPY

1488071  
IN DUPLICATE

03967630

03967630

ISSI MAY 28 PM 3:52  
CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

13967630

03967630

Property of Cook County Clerk's Office

Sig. Cont.

CHICAGO TITLE INS.  
G#

72.96.890