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Cook County Recorder 25.50



0010227303

DEED IN TRUST - WARRANTY

① 2030776 E MTC ALK

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR,

Adalaide Balaban, widowed and not since remarried of the County of Cook and State of Illinois for and

in consideration of the sum of Ten Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association whose address is 135 S. LaSalle St., Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated 31st day of December, 1981 and known as Trust Number 54534 the following described real estate situated in Cook County, Illinois, to wit:

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1310 North Ritchie Court #3A

Property Index Numbers 17-03-107-019-1001

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 21 day of MARCH, 2001

Adalaide Balaban

Seal Adalaide Balaban

Seal

Seal

Seal

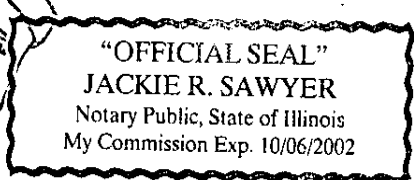
STATE OF Illinois)
COUNTY OF Cook)

I, Jackie R. Sawyer, a Notary Public in and for said County, in the State aforesaid, do hereby certify Adalaide Balaban, widowed

& not since remarried personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered of said instrument as a 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 seal this 21 day of MARCH, 2001

Jackie R. Sawyer
NOTARY PUBLIC



Prepared By: Edward Walton
Jaffe & Berlin
111 W. Washington #1401
Chicago, IL 60602

MAIL TO: LASALLE BANK NATIONAL ASSOCIATION
135 S. LASALLE ST, SUITE 2500
CHICAGO, IL 60603

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$3,127.50

247274

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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 praesenti 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 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.

FP 326670	# 000004888	REVENUE STAMP
0006350		COUNTY TAX
REAL ESTATE TRANSFER TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS	# 0000025261	STATE TAX
REAL ESTATE TRANSFER TAX		COUNTY TAX
00127.00		COOK COUNTY REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS	# 0000025255	STATE TAX
REAL ESTATE TRANSFER TAX		COUNTY TAX
00290.00		COOK COUNTY REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS	# 0000048882	STATE TAX
REAL ESTATE TRANSFER TAX		COUNTY TAX
00145.00		COOK COUNTY REAL ESTATE TRANSACTION TAX

LEGAL DESCRIPTION

UNIT 3-A IN THE RITCHIE TOWER CONDOMINIUM AS DELNEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL):

THE NORTH 20.16 FEET OF LOT 3, ALL OF LOTS 4 AND 5, LOT 6 (EXCEPT THAT PART OF SAID LOT 6 LYING NORTH OF A LINE DRAWN WESTERLY FROM A POINT ON THE EAST LINE OF SAID LOT 6, 3.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6 TO A POINT ON THE WEST LINE OF SAID LOT 6, 3.68 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT (6) ALL OF LOTS 10, 11, 12 AND 13 (EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 13, SAID LINE BEING ALSO THE EASTERLY LINE OF ASTOR STREET, A DISTANCE OF 29.87 FEET, THENCE EAST A DISTANCE OF 74.75 FEET TO THE EASTERLY LINE OF SAID LOT 13, AT A POINT 29.77 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 29.77 FEET TO THE SOUTEAST CORNER OF SAID LOT 13, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 73.14 FEET, TO THE POINT OF BEGINNING) ALL IN BLOCK 3 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 4 1971 AND KNOWN AS TRUST NUMBER 76135 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON JUNE 8, 1972 AS DOCUMENT NUMBER 21931482, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

1310 North Ritchie Court
Chicago, Illinois 60610

Tax No. 17-03-107-019-1001