

**DEED IN TRUST**



09116837

*THIS INDENTURE WITNESSETH That the Grantor(s),* NORMAN LEVITZ AND DORIS LEVITZ, 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 Quit-Claim ~~Warranty~~ unto the Independent  
Trust Corporation, 1525 S 4th Avenue, Suite 303, Orland Park, IL 60462, a Corporation of Illinois, as Trustee under the  
provisions of a Trust Agreement dated the 8TH day of NOVEMBER 1999, and known as Trust  
Number 20539 the following described Real Estate in the County of COOK, and State of  
Illinois, to wit:

-----SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

C/K/A: 1455 NORTH SANDBURG TERRACE, UNIT 2603-B, CHICAGO, IL

PIN#: 17-04-207-086-1400

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 has HAVE hereunto set THEIR  
hand s and seal s this 16TH day of NOVEMBER 1999

\* Norman Levitz (SEAL) \* Doris Levitz (SEAL)  
NORMAN LEVITZ (SEAL) DORIS LEVITZ (SEAL)

I, THE UNDERSIGNED  
a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that NORMAN LEVITZ AND DORIS LEVITZ, HIS WIFE

personally known to me to be the same person s whose name s ARE who ARE  
appeared before me this day in person, and acknowledged that THEY subscribed to the foregoing instrument  
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 Notarial Seal this 23<sup>RD</sup> day of NOVEMBER  
19 99



Lynn M. Miller Notary Public

Deed in Trust

**BOX 333-CTI**

Notary # 7841561 / 199082777 LMO Luluac 10/1

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**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 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 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 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 considerations as it would be lawful for any person owning the same to deal with the same, whether similar 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 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 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 predecessors in trust.

This conveyance is made upon the express understanding and condition that neither Independent Trust Corporation individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustee in connection with said estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

09116837

Mail Recorded Document to: <i>Edward B. Miller</i> <i>221 N. LaSalle - Ste. 3800</i> <i>Chicago, IL 60601</i>	Document prepared by: <i>AVRUM REIFER, LTD.</i> <i>3016 WEST SHERWIN AVENUE</i> <i>CHICAGO, ILLINOIS 60645</i>
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Tax Bills to: <i>Graziella Sergio</i> <i>50 E. Bellevue - Unit 2500</i> <i>Chicago IL 60611</i>
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## EXHIBIT A

UNIT 2603 'B' IN THE CARL SANDBURG VILLAGE CONDOMINIUM No. 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION No. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 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 No. 25032909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 1455 NORTH SANDBURG TERRACE,  
UNIT 2603-B,  
CHICAGO, ILLINOIS

PERMANENT TAX INDEX NO.: 17-04-207-086-1400

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENT NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT; GENERAL REAL ESTATE TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS; TERMS, PROVISIONS AND CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION AFORESAID AND ALL AMENDMENTS THERETO HERETOFORE AND HEREAFTER RECORDED; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE REDEVELOPMENT PLAN FOR SLUM AND BLIGHTED AREA REDEVELOPMENT, PROJECT NORTH LA SALLE SET FORTH IN ORDINANCE RECORDED AS DOCUMENT NUMBER 18458881 AND AS AMENDED BY REVISIONS THERETO RECORDED AS DOCUMENT NUMBERS 20427303 AND 20680356; COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS CONTAINED IN QUIT CLAIM DEED RECORDED AND FILED AS DOCUMENT NUMBERS 18471906 AND LR 2032900, RESPECTIVELY AND AS CONTAINED IN REDEVELOPMENT AGREEMENT RECORDED AND FILED AS DOCUMENT NUMBERS 18470201 AND LR 2032899, RESPECTIVELY; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AND FILED AS DOCUMENT NUMBERS 24917788 AND LR 3085871 AND LR 3095449; GRANT OF EASEMENT RECORDED AS DOCUMENT 20923821; TRANSFORMER VAULT AND UTILITY COMPANY EASEMENT IN LOT 5; GRANT RECORDED AS DOCUMENT 18642560.

COOK  
CG. NO. 015

119088



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 23 '99  
DEPT. OF REVENUE  
87.00

326131

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP NOV 23 '99  
P.B. 11427  
43.50

★  
★  
★  
★  
085329

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV 23 '99  
P.B. 11187  
652.50