

UNOFFICIAL COPY

DEED IN TRUST

21 988 704

The above space for recorder's use only

E # 429 47 2nd Floor E
61-45-973

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Lola Donofrio, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 ----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S Dearborn St., Chicago and Warrant S unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 20th

day of July 19 72, and known as Trust Number 2375, the following described real estate in the County of Cook and State of Ill., to wit: Street address: 1825 Wildberry Drive, Glenview, Illinois - Unit 36B

Legal description: See Exhibit "A" attached hereto and made a part hereof

NO TAXABLE CONSIDERATION

600

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

Full power and authority consistent with the above Trust Agreement is hereby granted to said Trustee to impove, manage, protect and subdivide said real estate or any part thereof, to dedicate, lease, sell, convey and to execute any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell in any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust, to grant to such successor or successors in trust all of the life, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence hereafter or in 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, extend, amend, modify or terminate any lease or leases so made, 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 doing the amount of present or future rentals, to partition or to exchange said real estate, 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 adjacent appurtenant to said real estate, or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person or persons in 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, or any successor in trust, in relation to said real estate, or in whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or prohibited 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the same, and no contract relating to 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 all amendments thereof, if any, and binding upon all parties thereto, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 Trust or their predecessor in Trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank 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 officers 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 happening 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 real estate may be entered into only in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of said real estate and such interests shall be 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 in the interest in earnings, rents and proceeds thereof, as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank, the entire legal and equitable title, for example, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register a notice in the certificate of title or duplicate thereof, or memorial, of 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 waives, and releases, any and all right or benefit under and by virtue of all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her seal this 20th day of July 19 72

[SEAL] Lola Donofrio [SEAL]
[SEAL] LOLA DONOFRIO [SEAL]

STATE OF ILLINOIS County of COOK, in the State aforesaid, do hereby certify that Lola Donofrio, an unmarried woman,

personally known to me to be the same person whose name is she 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 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 of office as Notary Public for the County of Cook, Illinois, on this 20 day of July A.D., 19 72

[SEAL] Mary Allas [SEAL]
Notary Public

Mail to AMALGAMATED TRUST & SAVINGS BANK
111 South Dearborn Street
Chicago, Illinois 60690
Attention: TRUST DEPARTMENT B04 533

21 988 704

Form T-2

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Unit No. 36B as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Block 2, in Valley Lo-Unit Five, being a Subdivision in Section 23, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing on the south line of said Block 2, at a point which is 357.50 feet east from the southwest corner of said Block 2, and running thence north along a line perpendicular to said south line of Block 2, a distance of 120.50 feet to a point of beginning at the southwest corner of said part of Block 2 hereinafter described; thence continuing north along said perpendicular line, a distance of 141.83 feet; thence east along a line 262.33 feet north from and parallel with said south line of Block 2, a distance of 120.83 feet; thence south along a line perpendicular to said last described parallel line, a distance of 141.83 feet, and thence west along a line 120.50 feet north from and parallel with said south line of Block 2, a distance of 120.83 feet to the point of beginning. Commonly known as 1825 Wildberry Drive, Glenview, Illinois.

which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by The Exchange National Bank of Chicago, as Trustee under a certain Trust Agreement dated April 25, 1966 and known as Trust No. 19407, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 21396108.

together with an undivided 18.81 % interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium and survey).

21938704

EXHIBIT A

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY, ILL. INDIAS
FILED FOR RECORD

Richard A. Olson
RECORDER OF DEEDS

JUL 25 '72 11 14 AM

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END OF RECORDED DOCUMENT