

UNOFFICIAL COPY

1036100

BOX 978

This Indenture Witnesseth, That the Grantor MARIE J. COSTIGAN, a spinster

22 754 645

600

of the County of Cook and State of Illinois for and in consideration of TEN Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO CITY BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated 18th day of April 1974, known as Trust Number 9863

6305678R(21-5)

The following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 811, as delineated on the plat of survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): The North half of the Northwest quarter of the Northwest quarter of Section 36, Township 41 North, Range 13 East of the 3rd Principal Meridian (except the North 33 feet thereof, the East 698 feet thereof, and the West 40 feet thereof and except therefrom that part described as follows: beginning on the South line of West Touhy Avenue at a point 26 ft. E. of the intersection of the East line of North Kedzie Avenue and the South line of West Touhy Avenue; thence South parallel to said line of North Kedzie Avenue 100 feet; thence Southwest 352.26 feet to a point on said East line of North Kedzie Avenue, said point being 450.00 feet South of said South line of West Touhy Avenue; thence North, along said East line of North Kedzie Avenue, 450.00 feet, to said South line of West Touhy Avenue; thence East, along said South line of West Touhy Avenue, 26.00 feet to the point of beginning) in Cook County, Illinois, which plat of survey is attached as Exhibit A to the Declaration of Condominium Ownership by Centex Homes Corporation, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 21906206 together with an undivided .6164 interest in the above described parcel, excepting therefrom all of the units, as defined and set forth in the said Declaration of Condominium Ownership and survey. See Rider attached hereto for Parcel No. 2.

NO TAXABLE CONSIDERATION

PARCEL TWO:

Easement for the benefit of Parcel 1 as set forth in the Declaration of Easement dated June 3, 1968 and recorded June 14, 1968 as Document 2020325 made by Wlaxton Gardens, Incorporated, a corporation of Illinois, for vehicular ingress and egress over the following described land: The North 30 feet, as measured at 90 degrees to the North line thereof, of a tract of land consisting of Blocks 4 and 5 together with all that part of vacated North Albany Avenue lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue, and lying South of the North line of said Block 5 extended West, said extension also being the North line of vacated West Estes Avenue, together with all of the vacated West Lunt Avenue, lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue, lying East of the East line of North Kedzie Avenue all in College Green Subdivision of part of the West half of the North West quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian (except that part of the above described tract described as follows: Beginning at the North East corner of said tract; thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract 681.49 feet to the South line of said tract; thence East along the South line of said tract 505.49 feet to the South East corner of said tract; thence North along the East line of said tract 681.82 feet to the point of beginning) in Cook County, Illinois.

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Recorder's Office

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Property of Cook County

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 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 premises, 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 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 that 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 hereof 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, and (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 dispositions 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 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.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this

11 day of April 19 74

GRANTEE'S ADDRESS:
85 W. 43rd ST
CHICAGO ILL 60621

Marilyn Postgen (SEAL)
(SEAL) (SEAL)

This deed was prepared by
Harry B. Rosenberg atty at law 770 Washington Chicago, Ill 60602

Exempt under provisions of Paragraph
Real Estate Transfer Tax Act
6-11-74
Date
By: *Robert and Olive*
Buyer, Seller or Representative
22754 645
Section 4

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STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, ROSEMARIE COLLINS

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MARIE J. COSTIGAN, a spinster



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 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 11 day of

June A. D. 1974
Rosemarie Collins
Notary Public.

24 MAY 85

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUN 18 '74 1 45 PM

Richard R. Olson
RECORDER OF DEEDS

22754645

BOX 978

TRUST NO. _____
Deed in Trust
WARRANTY DEED

TO
CHICAGO CITY BANK AND
TRUST COMPANY
TRUSTEE

#2

END OF RECORDED DOCUMENT