

DEED IN TRUST

23 404 121

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH That the Grantor  
 RITA L. SLIMM, a spinster,  
 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, Conveys and warrant S unto  
 BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago,  
 Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of  
 February 3 1976 known as Trust Number 1881, the  
 following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 3 as delineated upon the Survey of the following  
 described parcel of real estate, together with the tenements and  
 appurtenances thereunto belonging ("Parcel").

Lot 6 in Starr's Subdivision of Lots 114, 115 and 116 in  
 Bronson's Addition to Chicago in the Northeast quarter 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 Condo-  
 minium Ownership made by the American National Bank and Trust Company  
 of Chicago, as Trustee under a Trust Agreement dated May 25, 1974 and  
 known as Trust No. 33041 and recorded in the office of the Recorder  
 of Deeds of Cook County, Illinois as document No. 23309463, together  
 with an undivided 33.3 % interest in said Parcel (excepting from  
 said Parcel the property and space comprising all of the units  
 thereof as defined and set forth in said Declaration and Survey)  
 said Parcel being commonly known as West Burton Place Condominium at  
 150 West Burton Place, Chicago, Illinois.

201-266  
 "Exempt under provisions of Paragraph E, Section 6,  
 Real Estate Transfer Tax Act."

*David L. Carter*  
 Recorder

2/27/76  
 Date

23 404 121

# UNOFFICIAL COPY

(Permanent Index No.: 17 04 204 036)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the real estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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, her do hereby set her hand and seal this 21 day of February, 1976.

(SEAL) Rita L. Slimm (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois ) ss. I, Rita L. Slimm, a Notary Public in and for said County, in  
County of Cook ) the state aforesaid, do hereby certify that  
Rita L. Slimm, a spinster,

personally known to me to be the same person, whose name is \_\_\_\_\_ 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 21 day of \_\_\_\_\_, 1976.



Peter L. Monzies  
Notary Public

This space for affixing Return and Revenue Stamp  
"Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act."  
3/17/76 Daniel R. Fusco  
Date Buyer, Seller or Representative

Document Number  
23 404 1271

Mail to  
**BANK OF RAVENSWOOD**  
CHICAGO, ILLINOIS 60649  
BOX 55

150 W. Burton Place, Chicago, Ill.  
For information only insert street address  
of above described property.

This Deed prepared by:  
Daniel R. Fusco, 29 S. LaSalle St., Chicago, Illinois 60603

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COOK COUNTY  
FILED

MAR 2 12 42 PM '76

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT