

23 429 861

This Indenture Witnesseth, That the Grantor RUTH G. KAPLAN, divorced and not since remarried

of the County of Cook and the State of Illinois for and in consideration of Ten (10.00) Dollars,

and that good and valuable consideration in hand paid, Convey to and Warrant to unto LASALLE NATIONAL BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of trust agreement dated the 5th day of March 1976 known as Trust Number 4782, the following described real estate in the County of Cook and State of Illinois,

legally described on Exhibit "A" attached hereto and made a part hereof

THIS INSTRUMENT PREPARED BY:

Frank R. Ball, Jr., Esquire
Rosenthal and Schanfield
205 West Adams Street
Chicago, Illinois 60603

Permanent Real Estate Index No. _____

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 subdivide 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 encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present 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 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 to purchase in the manner of fixing the amount of present or future rental, to partition or to exchange said property, or any part thereof, for either real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or a part 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 hereunder; (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 interests 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 use 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register in favor in the certificate of title or duplicate thereof, or otherwise, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor hereby expressly waives and releases every 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 affixed her hand and seal to this 10th day of March 1976.

(SEAL)

Ruth G. Kaplan (SEAL)
RUTH G. KAPLAN

Except under provisions of Paragraph C, Section 200.1-226 or under provisions of Paragraph D, Section 200.1-46 of the Chicago Transaction Tax Ordinance.
3/25/76 Date
Rebecca Minkbe
Buyer, Grantor or Representative
3/25/76 Date
Rebecca Minkbe
Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT "A"

Unit No. 12 as delineated on survey of that part of Lots 8 and 9 in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago in the West fractional half of the North West quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: To Wit:

Beginning at the North Westerly corner of said Lot 8, thence East on the North line of said Lot 8, 70 feet, thence South perpendicular to the North line of said Lot 8, 80 feet more or less to the South line of Lot 9 aforesaid, thence West on said South line to the Westerly line of said Lot 9, thence Northerly on the Westerly line of said Lots 9 and 8 to the point of beginning, in Cook County, Illinois and also of all of Lot 7 and that part of Lot 6 lying North of a straight line drawn Westerly from a point on the East line of said Lot 6, 3.85 feet South of the North East corner thereof to a point on the West line of said Lot 6, 3.68 feet South of the North West corner of said Lot 6 in Block 3 in H.O. Stone's Subdivision aforesaid, in Cook County, Illinois and also of all that part of Lots 8 and 9 lying East of a due North and South line drawn from a point on the North line of said Lot 8, 70 feet East of the North West corner thereof to the South line of said Lot 9 all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, being a Subdivision of part of the North West fractional quarter of 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 of Condominium made by Astor-Banks Building Corporation, as developer, and recorded in the Office of the Recorder of Cook County, Illinois, as document 22356919; together with an undivided 8.69 per cent interest in said parcel, in Cook County, Illinois.

23 429 861

Office

UNOFFICIAL COPY

1976 MAR 26 ~~MAR 26~~ *R. Olson*

RECORDER OF DEEDS
COOK COUNTY ILL.

STATE OF Illinois
COUNTY OF Cook

SS. MAR 26 1976 *Rebecca J. Gierke* Notary Public

11.00

Notary Public in and for said County, in (the State aforesaid) do hereby certify that
Ruth A. Kaplan as Trustee of the Ruth A. Kaplan Inter vivos Trust dated February 25, 1976
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 notarial
16th day of March
Rebecca J. Gierke

Commission Expires Date December 31, 1978



Property of Cook County Clerk's Office

11 no

98429561

BOX 350

Deed in Trust
WARRANT DEED

ADDRESS OF PROPERTY

TO
LaSalle National Bank
TRUSTEE

END OF RECORDED DOCUMENT