

DEED IN TRUST

23 625 247

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Blanche Vrba, a spinster,
of the County of Cook and State of Illinois, for and in consideration
of the sum of TEN & NO/100-----Dollars (\$10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys
and Warrants unto MALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under
the provisions of a certain Trust Agreement, dated the eighteenth
day of August 19 76, and known as Trust Number 3068, the following
described real estate in the County of Cook and State of Illinois, to wit:
Street address: 1010 N Lake Shore Drive
Legal description:

11.00

That part of Lot A described as follows: Commencing at a point on the East line of said Lot, 90.60 feet north of the south east corner thereof; thence West perpendicularly to said East line, 114.18 feet to the point of intersection with a line which is 22.50 feet east of and parallel with the West line of the south portion of said Lot A; thence North along said parallel line and said line extended, 24.605 feet; thence West along a line drawn perpendicularly to the East line of said Lot, 55.52 feet more or less to a point on the West line of the north portion of said Lot; thence north along said West line of the north west corner of said Lot; thence East along the North line of said Lot to the north east corner thereof; thence South along the East line of said Lot to the point of beginning; said Lot A being a consolidation of Lots 1 and 2 in Block 2 in Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and of part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 1, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Together with non-exclusive easements, as easements appurtenant to the above-described real estate, over and across portions of adjoining real estate, said easements being designated as Easements XI, X2, and X3 in and as more fully set forth and described in Declaration of Easements recorded in the Recorder's Office of Cook County, Illinois as Document No. 19040387, upon and subject to all the terms, provisions and conditions set forth in said Declaration of Easements.

23 625 247

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Exempt under provisions of paragraph e,
Section IV of the Real Estate Transfer Tax Act.
August 18, 1976 *Blanche Vrba*

Exempt under provisions of paragraph e,
Section 200.1-2B6 of the Chicago Transaction
Tax Ordinance.
August 18, 1976 *Blanche Vrba*

TO HAVE AND TO HOLD the said real estate with the 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 described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vary, modify, amend or terminate any part thereof, and to resubdivide said real estate as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey (with or without consideration, to convey said 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 title, 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 in present or in future, and for any term and for any period or periods of time, not exceeding one (1) year 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 or extend leases and to purchase the whole or any part of the reversion and to contract respecting the making of any such leases and options to renew or extend leases 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 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, 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 part of the purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of the 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 permitted 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 (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) in the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and qualified in writing with all the title, estate, rights, powers, authorities, duties and obligations of his, his 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 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 thereof, or for injury to person or property happening to 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 by it in the name of the then beneficiary 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 or 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 whomsoever 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 under said Trust Agreement and of all persons claiming under them or any of them shall be one (1) undivided share and proceeds arising from the sale or any 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, profits and proceeds 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 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 covenants, warrants and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homestead.

In Witness Whereof, the grantor, Blanche Vrba hereunto set her hand and seal this 19th day of August 19 76
Blanche Vrba [SEAL]
Blanche Vrba [SEAL]

STATE OF Illinois } I, Kathleen M. Vyborny, a Notary Public in and for said
County of Cook } County, in the State aforesaid, do hereby certify that Blanche Vrba,

Blanche Vrba is 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 19th day of August A.D. 19 76
Kathleen M. Vyborny Notary Public
My commission expires April 23, 1979

This space for affixing Riders and Revenue Stamps

Document Number
23 625 247

Mail to: **Amalgamated Bank**
100 S. STATE ST.
CHICAGO, ILL. 60603
Attention: TRUST DEPARTMENT

This Deed was prepared by
Jay D. Lewis
300 S. La Salle Street
Chicago, Illinois 60604

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 7 1976 12 37 PM

Sidney K. Olson

RECORDER OF DEEDS

*23625247

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT