

64-69-919K

12-11-119-081

GEO. E. COLE & CO. CHICAGO
LEGAL BLANKS

No. 1990

(REVISED APRIL 1982)

COOK COUNTY, ILLINOIS

FILED FOR RECORD

DEED IN TRUST

OCT 29 9 47 AM '76

Madison K. ...
RECORDER OF DEEDS

*23684469

The Above Space For Recorder's Use Only

THE GRANTOR—

Pamela J. Goslin, a spinster

of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand

paid, Convey and {WARRANT }*
{QUIT CLAIM} unto J. Marcotte, 6464 N. Central Ave.,

of City of Chicago, as Trustee under the provisions of a trust agreement dated the 18th day of June, 1973, and known as Trust Number 264

(hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 264 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): that part of Lot 3 in Albert Schorsch Son's Catherine Courts Tract No. 1, in the North 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of Lot 1 in said Albert Schorsch Son's Catherine Courts Tract No. 1; thence West along the North line of said lot 1 and the North line of Lot 3 in said subdivision 907.96 feet to the place of beginning of the tract of land to be described herein, thence South at right angles to the last described line 155.98 feet; thence West parallel to the North line of said lot 3; 353.71 feet to the West line of said lot 3; thence North 1 degree 38 minutes 10 seconds East along said West line of lot 3; 156.04 feet to the Northwest corner of said lot 3; thence East along the North line of said lot 3; 349.25 feet to the place of beginning, in Cook County, Illinois. Which survey is attached as exhibit "A" to declaration of Condominium made by McVerney Goslin Inc., an Illinois Corporation, recorded in the Office of Recorder of Cook County, Illinois as Document No. 23015124, together with an undivided 1.97 % interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey).

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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UNOFFICIAL COPY

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 praesenti 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, 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 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 thereunder; (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 it 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 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 or note in the certificate of title or duplicate thereof, or memorial, the words "in part" 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 waive... and release... 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 16th day of June, 1976.

[SEAL]

Pamela J. Goslin [SEAL]

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela J. Goslin, 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 official seal, this 9th day of October, 1976.

Commission Expires October 13, 1976 *Joseph J. McHenry Jr.* [SEAL] NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This instrument was prepared by James R. O'Leary, 54 W. Randolph St., Chgo., Ill.

ADDRESS OF PROPERTY:
5363 N. Delphia Ave.,
Chicago, Ill.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
(NAME)
(ADDRESS)

NAME
MAIL TO: ADDRESS
CITY AND STATE

OR RECORDER'S OFFICE BOX NO. 23

1000

I hereby declare that the attached deed transaction exempt under provisions of Section 4 of the Real Estate Transfer Act

DOCUMENT NUMBER 23 684 469

END OF RECORDED DOCUMENT