

UNOFFICIAL COPY

DEED IN TRUST

WARRANTY

23 692 284

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
Frances McCants, a widow and not since remarried

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, Convey s and Warrant s unto
EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, La Salle and Adams,
Chicago, Illinois 60690, its successor or successors, as Trustee under a trust agreement dated the 14th
day of September, 1966, known as Trust Number 19847, the
following described real estate in the County of Cook and State of Illinois, to-wit:

11 00

PARCEL I

Unit Number 2-B, together with a perpetual and exclusive use of parking space and storage area designated as 2-B-GS as delineated on a Survey of a parcel of real property located in Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, as more fully described and shown on the Plat attached as Exhibit "A" to the Declaration establishing a plan of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22,647,270 on March 7, 1974, as amended by Document Number 22,735,943, recorded on June 3, 1974, in the Office of the Recorder of Deeds of Cook County, Illinois, as amended by Document Number 22,897,894, recorded on November 4, 1974, and as amended by Document Number 23,003,640, recorded on February 21, 1975, and as amended by Document Number 23,169,040 recorded on July 30, 1975 and as amended by Document Number 23,335,404 recorded on December 24, 1975, in the Office of the Recorder of Deeds of Cook County, Illinois, together with an undivided .3261 in said parcel (excepting from said parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration and Survey).

75062 and 2 by appeal

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration as if they were recited and stipulated at length herein, and the Deed is conveyed on the conditional limitation that the percentages of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other Units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto; and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

This Deed is further conveyed on the express covenant and restriction that no resident owner of a unit within the development shall own and offer for rent more than three Units contained in the building in which he resides, and that no non-resident owner of a Unit may rent any Unit other than the one which he owns. Any lease for a Unit valid under the above criteria shall remain valid for its term if the condition of tenancy of the owner shall involuntarily change during such term. A "Unit" shall mean a single residence intended for the use of one family. A violation of said covenant or restriction shall not cause a reverter. The covenant or restriction herein contained shall, however, run with the land and shall be enforceable by the corporate authorities of the City of Palos Hills.

xxx and as amended by Document No. 23543632, recorded July 1, 1976

23 692 284

Property of Cook County

Date 23 23 200 01 015
This instrument prepared by Marvin Silverman 15730 S 25th Ct Tulsa Park, Ill

(Permanent Index No.: 23 - 23 - 200 - 01 - 015)

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 re-divide 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 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 the trustee; 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, vacate options in lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts assign any right, title or interest in or about or essential appurtenance to the real estate or any part thereof, and to deal with the title in said real estate in all other ways and for such other considerations as it would be lawful for a person owning the title to said 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, mortgaged or otherwise disposed of by the trustee, be obliged to see to the application of any purchase money, rent or money necessarily or contingently of any part of the trustee, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the 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, and that at the time of the delivery thereof and the trust created trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, and 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 the, 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 give 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 31st day of August 1976

(SEAL) Frances McCants (SEAL)
(SEAL) (SEAL)

State of Illinois } ss. I, Marvin Silverman, a Notary Public in and for said County, in Cook County, Illinois, do hereby certify that Frances McCants, a widow and not since remarried

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 31st day of August 1976



Notary Public

PALOS SAVINGS & LOAN ASSOCIATION
12145 S. HARLEM AVENUE
Palos Heights, Illinois 60463

1111 Cottonwood Dr., Palos Hills, Ill.
For information only insert street address of above described property.

This space for affixing Notary and Revenue Stamps

Office

Document Number 23 692 284

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
OCT 29 2 01 PM '76

William R. Wilson
RECORDER OF DEEDS
*23692284

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT