

23 756 306

This Indenture Witnesseth, That the Grantors PENNY KATZ; STUART C. KATZ, her husband; and SALLY SCHATZ, a widow of the County of Cook and the State of Illinois for and in consideration of TEN Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto UPPER AVENUE NATIONAL BANK OF CHICAGO, a national banking association of Chicago, Illinois, its successor or successors as Trustee under the provisions of a Trust agreement dated the 24th day of November 19 76 known as Trust Number 14-0344, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 707 as delineated on survey of 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 perpendicular to said East line, 114.58 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 half of Block 7 and of part of Lot 21 in Collins' Subdivision of the South half of Block 7 in Canal Trustees' Subdivision of the South 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 Amalgamated Trust and Savings Bank, as Trustee, under Trust Agreement dated August 18, 1976 and known As Trust No. 3068, recorded in the Office of the Recorder of Cook County, Illinois, as document No. 23675016, together with an undivided .324 per cent interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration and survey).

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Property of Cook County

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, light ways or alleys and 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 successor 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 98 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 its, his 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 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 S 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 S aforesaid have hereunto set their

hand S and seal S this 24th day of November 19 76

(SEAL) Penny Katz
(SEAL) Stuart C. Katz

Sally Schatz (SEAL)
This instrument prepared by Stuart C. Katz, 180 N. LaSalle Street, Chicago, Illinois 60601

* Please return recorded deed to:
Diana Ritchie
c/o Upper Avenue National Bank
875 No. Michigan Ave.
Chicago, Illinois 60611

23 756 306

UNOFFICIAL COPY

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11.00

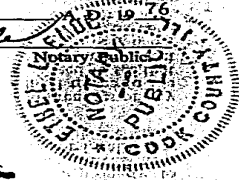
STATE OF ILLINOIS
COUNTY OF COOK

ss. I, ETHEL L. EMDE

a Notary Public in and for said County, in the State aforesaid, do hereby certify that PENNY KATZ; STUART G. KATZ, her husband;
and SALLY SCHATZ, a widow,

personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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
29th day of November



Exempt under provisions of Paragraph , Section 6
Real Estate Transfer Tax Act.

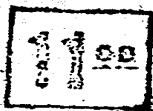
11/24/76
Date

Stuart Katz for grantors
Buyer, Seller or Representative

Exempt under provisions of Paragraph , Section 2011-2018 of United Provisions of
Paragraph , Section 2011-2018 of the Chicago Transaction Tax Ordinance.

Date

Buyer, Seller, or Representative



23756306

Box No.

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

Apt. 707 - 1010 N. LAKE

SHORE DRIVE, Chicago, Illinois

TO

UPPER AVENUE NATIONAL BANK

OF CHICAGO

875 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

END OF RECORDED DOCUMENT