

UNOFFICIAL COPY

WARRANTY DEED IN TRUST
ADDRESS OF GRANTEE:
104 SOUTH COOK STREET
BARRINGTON, ILLINOIS 60010

1976 DEC 28 PM 12 45

Tr Form 2

23 760 817
03-23-76 303961 • 29770617 • A-1012

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ROBERT C. LOSS, a bachelor

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, Conveys and warrant unto THE FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON, Barrington, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 19th day of November 1976, known as Trust Number 11-1190, the following described real estate in the County of COOK and State of Illinois, to-wit:

PARCEL 1:
UNIT NO. 717 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): That part of Lot 5 in the Assessor's Division of Lots 1 and 2 in the subdivision by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which lies between the east line of North Sheridan Road (formerly Lake View Avenue) on the West and the West line of North Commonwealth Avenue on the East (excepting therefrom that part lying North of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16 inches North of the North line of West Diversey Parkway to a point on the west line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of said West Diversey Parkway); also

That part of Lot 7 in said Assessor's Division which lies between the East line of North Sheridan Road (formerly Lake View Avenue), on the West, the West line of North Commonwealth Avenue on the East, and the North line of West Diversey Parkway on the South, all in Cook County, Illinois, which survey is attached as Exhibit A to declaration made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 11139, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 2340550, together with an undivided .253 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said declaration and survey).

ALSO

PARCEL 2:
Easement to construct, use and maintain party wall together with wooden piles and concrete footings, such piles and footings to extend not more than 3 feet 6 inches upon the hereinafter described land, as created by party wall agreement dated January 3, 1956, and recorded June 17, 1957 as Document No. 16931983, the center of said party wall commencing approximately 22 feet West of the East lot line and extending West approximately 126 feet along the boundary line between above Parcel 1 and the land described as follows:

That part of Lots 5 and 6 in Assessor's Division of Lots 1 and 2 in the subdivision by the City of Chicago of the East Fractional half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which lies between Sheridan Road (formerly Lake View Avenue) on the West, Commonwealth Avenue on the East (excepting therefrom that part lying South of a straight line drawn from a point on the East line of said North Sheridan Road which is 228 feet 4-3/16ths inches North of the North line of West Diversey Parkway to a point on the West line of said North Commonwealth Avenue which is 227 feet 10 inches North of the North line of said West Diversey Parkway and said straight line produced West to the center line of said North Sheridan Road and produced East to the center line of said North Commonwealth Avenue) in Cook County, Illinois.

This instrument was prepared by Frank M. Hines, 31 Park & Shop Center, Elk Grove Village, Illinois 60007.

12/28/76
Date
Buyer's Agent or Representative
Section 4,
Real Estate Transfer Tax Act

Clerk's Office

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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 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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 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 easement 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 obligated 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 case made and provided.

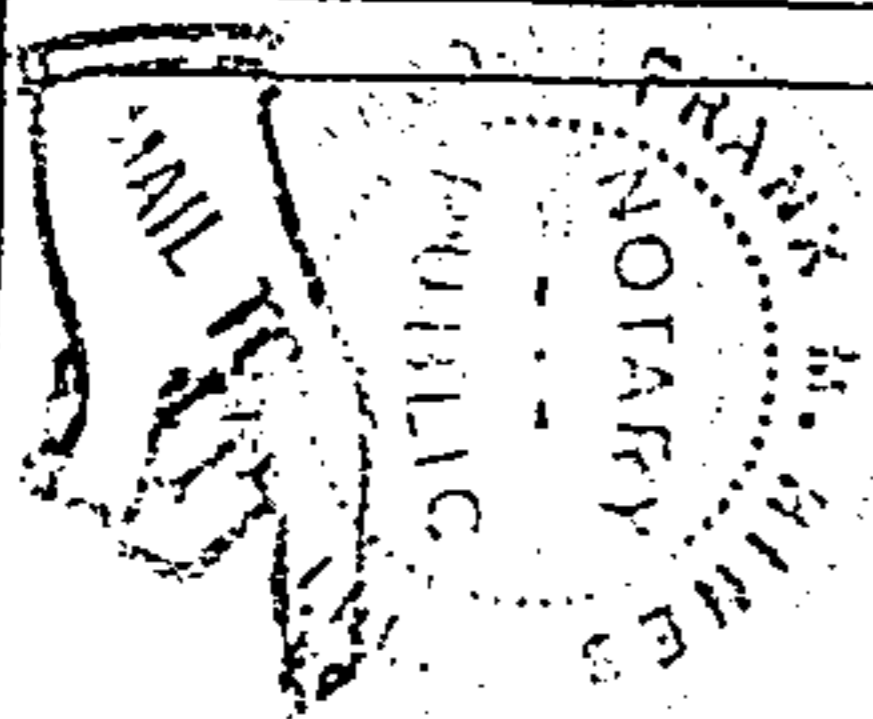
And the said grantor hereby expressly waives and release any and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 20th day of December, 1976.

(Seal) *Robert C. Loss* (Seal)
ROBERT C. LOSS (Seal)

Exempt under provisions of Paragraph E Section 4, of the Real Estate Transfer Tax Act. Dated this 21st day of December, 1976.

State of ILLINOIS I, FRANK M. HINES a Notary Public in and for
County of COOK SS. said County, in the state aforesaid, hereby certify that ROBERT C. LOSS
a bachelor



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 he signed, sealed and delivered the said instrument as his 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 20th day of December, 1976.

Frank M. Hines
Notary Public

Please return to:
FRANK M. HINES
31 Park & Shop Center
Elk Grove Village, IL
60007

AND TRUST
NGTON
s

340 West Diversey
Chicago, Illinois

For information only insert street address of above described property.

END OF RECORDED DOCUMENT

IN 4.
Paragraph Section 200.1-48
12/21/76
This space for affixing Stickers and Revenue Stamps
Date
Notary Public
Department Number
93760817

Barter, Seller, or Representative

MAIL