

# UNOFFICIAL COPY

GEORGE E. COLE\* LEGAL FORMS NO. 1990 SEPTEMBER, 1967 ILLINOIS DEED IN TRUST RECORD (ILLINOIS) FEB 10 12 56 PM '77 23 817 171 \*23817171

(The Above Space For Recorder's Use Only)

THE GRANTOR Rose Havnoonian, a spinster 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 and (QUIT CLAIM)\* unto Martin Danford, 1605 E. Central Road, Arlington Hts., Ill. as Trustee under the provisions of a trust agreement dated the 14th day of December 1976, and known as Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto 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:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 2111 at the 2626 Lakeview Condominium, 2626 North Lakeview Avenue, Chicago, Illinois

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, power 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 present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 lease 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 part, 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 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 said 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 or 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 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 January, 1977.

(SEAL) Rose Havnoonian (SEAL)  
State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rose Havnoonian 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 31st day of January, 1977.  
Commission expires July 22, 1979 Francine J. Donnelly NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

14-28-318  
65-02-925

10<sup>00</sup>

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
NO TAXABLE CONSIDERATION

MAIL TO: Martin Danford (Name)  
1605 East Central Road (Address)  
Arlington Hts., Illinois 60005 (City, State and Zip)

ADDRESS OF PROPERTY: Unit 2111, 2626 N. Lakeview  
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO: \_\_\_\_\_ (Name)  
\_\_\_\_\_ (Address)

OR RECORDER'S OFFICE BOX NO. BOX 533

DOCUMENT NUMBER  
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## EXHIBIT "A"

Unit No. 2111 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 13, 14, 15 and 16 in Subdivision of Block 3 of Out Lot "A" of Wrightwood, being a Subdivision of the South West Quarter of Section 28 Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1886 as document 773976 in Book 24 of Plats, Page 31 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium ownership for the 2626 Lakeview Condominium Association made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 4, 1967 and known as Trust No. 25000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23671679 together with an undivided .155 per cent 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).

Commonly known as Unit 2111 at the 2626 Lakeview Condominium, 2626 North Lakeview Avenue, Chicago, Illinois.

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END OF RECORDED DOCUMENT