

# UNOFFICIAL COPY

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### DEED IN TRUST

23 884 196

Record of Deeds  
of the First District of Cook  
County Illinois  
Dated this 4th day of APR 1977  
As per

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **MARION KANE, a widow, and not remarried,** of the County **Cook** and State of **Illinois** for and in consideration of **TEN and No/100th** Dollars, and other good and valuable considerations in hand paid, Convey and the Quit Claims into the **FIRST BANK OF OAK PARK**, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the **March** 1977, known as Trust Number **10939**, the following day of **4th**, described real estate in the County of **Cook** and State of **Illinois**, to-wit:

UNIT NO. **7D** as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Development Parcel"): **Lots 1, 2, 3, 4 and 5 (except the West 14 feet of said Lots) in Block 16; also all that land lying East of and adjoining said Lots 1, 2, 3, 4 and 5 and lying West of the West boundary line of Lincoln Park as shown on the plat by the Commissioners of Lincoln Park as filed for record in Recorder's Office of Deeds of Cook County, Illinois, in July 16, 1931 as Document No. 10938695, all in Cochran's Second Addition to Edgewater, being a subdivision in the East fractional half of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by Central National Bank in Chicago as Trustee under Trust No. 15485, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 21426211; together with an undivided **1954** % interest in said Development Parcel (excepting from said Development Parcel all the property and space comprising all the Units defined and set forth in said Declaration and survey).**

Party of the first part also hereby grants to the Grantee, its successors and assigns, as 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.

This Condominium 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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## Recorder's Office

Exempt under provisions of Paragraph 1 of the Illinois Trusts and Trustees Act, or under provisions of Paragraph 1 of the Illinois Trusts and Trustees Act, or under provisions of Paragraph 1 of the Illinois Trusts and Trustees Act.

Date: April 1, 1977. Buyer, Seller, or Representative: Marge S. Woods

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 and premises of 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 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 perpetuity or for term, to commence in present or future, 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 premises and to contract respecting the manner of leasing 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 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 do, 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 in whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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, and 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, and 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 thereto and binding upon all beneficiaries hereunder, (it being understood that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, profits 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, profits 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, releases and conveys, 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, Marge S. Woods, hereunto set her hand and seal this 5th day of March, 1977.

Exempt Under Provisions of Paragraph 1 of the Illinois Trusts and Trustees Act, or under provisions of Paragraph 1 of the Illinois Trusts and Trustees Act, or under provisions of Paragraph 1 of the Illinois Trusts and Trustees Act. APR 1 1977 Marge S. Woods (Seal) Buyer, Seller, Representative

State of ILLINOIS County of COOK Donna M. Kerins, Notary Public in and for said County, in the state aforesaid, do hereby certify that MARION KANE, a widow, and not 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 1st day of April, 1977. Notary Public



FIRST BANK OF OAK PARK BOX 47

For information only insert street address of above described property

Section 4 D. 19... This instrument was prepared by... Office of the State Auditor and Revenue Stamp... Document Number 2004100

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ILLINOIS  
RECORD  
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ORDER OF DEEDS  
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Property of Cook County Clerk's Office

Ch. 208

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