

23 959 821

This Indenture Witnesseth That the Grantor (s)

JAMES H. ROBINSON

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto

MARIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as trustee under the provisions of a trust agreement dated the 8th day of June 19 77,

known as Trust Number 37691, the following described real estate in the County of and State of Illinois, to-wit:

Legal description is attached

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

6/8/77 Date

Bristow Dear Johnson Buyer, Seller or Representative

23 959 821

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 redivide 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 possession or reversion, by leases to commence in presenti 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 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 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, 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 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 aforesaid has hereunto set his hand and seal this 8th day of June 19 77.

James H. Robinson (SEAL) (SEAL) (SEAL) (SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLINTON BRISTOW, JR.

33 N. Dearborn - #1617

Chicago, IL 60602

UNOFFICIAL COPY

South Unit 5H as delineated on survey of lots 157 and 160 in Division 3 of South Shore Subdivision of the North Fractional $\frac{1}{2}$ and part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and Southeast Fractional $\frac{1}{4}$, of Fractional Section 30, Township 38, North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by 2772 East 75th Street Corporation, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 19006828; together with an undivided .980% interest in said Lots 157 and 160 in Division 3 of South Shore Subdivision, a subdivision as aforesaid (excepting from said Lots 157 and 160, all the land, property and space known as North Units 2-A to 2-H, both inclusive, 2-J to 2-N, both inclusive, 3-A, 3-B, 3-E, 3-F, 3-G, 3-H, 3-M, 3-N, 4-A to 4-H, both inclusive, 4-J to 4-N, both inclusive, 5-A, 5-B, 5-E, 5-F, 5-G, 5-H, 5-M, 5-N, South Units 2-A to 2-H, both inclusive, 2-J to 2-N, both inclusive, 3-A, 3-B, 3-E, 3-F, 3-G, 3-H, 3-M, 3-N, 4-A to 4-H, both inclusive, 4-J to 4-N, both inclusive, 5-A, 5-B, 5-E, 5-F, 5-G, 5-H, 5-M, 5-N, as said Units are delineated in said survey.)

Mortgagor also hereby grants to Mortgagee, 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 Declaration made by 2772 East 75th Street Corporation recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 19006828, and mortgagor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein. This mortgage 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.

23 959 821

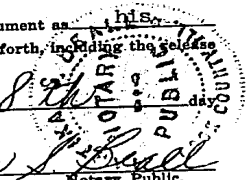
UNOFFICIAL COPY

STATE OF ILLINOIS 1977 JUN 8 PM 2:04
COUNTY OF COOK ss. J. Martika, S. Beall, Notary Public

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
James H. Robinson

_____ who is
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 _____ day
of June 1977
Martika, S. Beall
Notary Public.



My Commission Expires Feb. 2, 1981

Property of Cook County Clerk's Office



23959821



FRANSTON BASS + JOHNSON
35 N. DEARBORN-1617
CHICAGO, ILL 60602

~~BOOK~~
TRUST No. 3.76.91.
DEED IN TRUST
JAMES H. ROBINSON
TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE
PROPERTY ADDRESS
2772 E. 75th St., #5H
Chicago, IL
HARRIS TRUST AND SAVINGS BANK
CHICAGO
111 West Monroe Street

1234 (REV. 11-73)

END OF RECORDED DOCUMENT