

UNOFFICIAL COPY

2 call 4/5/88 H. H. H. H.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

23 023 961

William H. H. H.
RECORDED

*23023961

QUIT CLAIM DEED IN TRUST MAR 18 '75 1 02 PM

THIS INSTRUMENT WAS PREPARED BY
R. K. LINDEN
PIONEER TRUST & SAVINGS BANK
3000 W. NORTH AVENUE - CHICAGO, ILLINOIS

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor ANN ZOLTEK, 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, Conveys and quit claims unto the PIONEER TRUST & SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of February 1963, known as Trust Number 13917, the following described real estate in the County of Cook and State of Illinois, to-wit:

5.00

SEE RIDER ATTACHED

Unit No. 705 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of the Northeasterly 170.00 feet of Lot 1 (as measured at right angles to the Northeasterly line of said Lot 1) lying East of a Line drawn at right angles to said Northeasterly Line of Lot 1 through a point on said Northeasterly Line 550.00 feet Northwest of the Northeasterly corner of said Lot 1 in Crystal Towers Condominium Development, being a Consolidation of Lot "A" and Out Lot "B" of Tally Ho Apartments, a development of part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 41 North, Range 11. East of the Third Principal Meridian, in Cook County, Illinois.

23 023 961

which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by American National Bank & Trust Co. of Chicago, as Trustee under a certain Trust Agreement dated July 27, 1971 and known as Trust No. 75951 and recorded in the Office of the Cook County Recorder of Deeds as Document No. 22520238.

together with an undivided 1.33% interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration of Condominium and survey).

Grantor furthermore expressly grants to the parties of the second part, their 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, and the rights and easements set forth in other Declarations of Condominium Ownership whether heretofore or hereafter recorded affecting other premises in Lot 1, in Crystal Towers Condominium Development aforesaid, including, but not limited to, the easements for ingress and egress set forth therein.

This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

Office

UNOFFICIAL COPY

Property of Cook

63-62-869E

Grantee's Address: 4000 West North Avenue, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances up in 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 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 the 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, in possession or reversion, by leases to commence in the 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 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, in either 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 in 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.

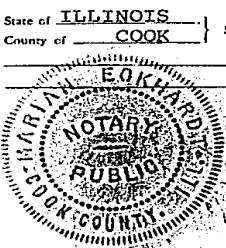
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 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 of 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 7th day of March 1975

State of ILLINOIS)
County of COOK)
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ANN ZOLTEK, a spinster
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 11th day of March 1975



Notary Public

Pioneer Trust & Savings Bank

227 and 21/2 Box 22
Paul R. Goldman, 1000 LaSalle, Chicago

For information only insert street address of above described property.

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

NO TAXABLE CONSIDERATION

23023961

23 023 981

END OF RECORDED DOCUMENT