

UNOFFICIAL COPY

88-97-276-A

23 033 000

This Indenture Witnesseth, That the Grantor JUDITH ANN. PINKA,

a spinster

of the County of Cook and the State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey^s and Warrant^s

NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its suc^{cessor}

or successors as Trustee under the provisions of a trust agreement dated the 19th day of AUGUST

1971 known as Trust Number 1224, the following described real estate in the County of

Cook and State of Illinois, to-wit:

600

Property of Cook

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, highway 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 present or in future, and upon any terms and for any period or periods of time, no 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 terms, 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 cases made and provided.

And the said grantor... hereby expressly waive^s and release^s 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... informally h&S... hereunto set her hand... and seal... this 27th day of January, 1975.

THIS DOCUMENT PREPARED BY:
WILLIAM E. TRUDE
ATTORNEY AT LAW
5455 WEST BELMONT AVENUE
CHICAGO, ILLINOIS 60641

(SEAL)

Judith Ann Pinka
Judith Ann Pinka (SEAL)

NO TAXABLE CONSIDERATION
22033 000
DN

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11-09-74

PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 30
TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DEPICTED ON A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE
EAST LINE OF SAID NORTH EAST 1/4 THROUGH A POINT ON SAID EAST
LINE WHICH IS 125.22 FEET SOUTH, AS MEASURED ALONG SAID EAST
LINE OF THE NORTH EAST CORNER OF SOUTH 1/2 OF SAID NORTH
EAST 1/4 WHICH IS 679.41 FEET WEST OF THE EAST LINE OF SAID
NORTH EAST 1/4 AS MEASURED ALONG SAID LINE DRAWN AT RIGHT
ANGLES, THENCE SOUTH 53 DEGREES 38 MINUTES 20 SECONDS WEST,
A DISTANCE OF....

63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTH
EAST 1/4 HAVING AN ASSIGNED BEARING OF NORTH-SOUTH; THENCE
NORTH 36 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF
51.0 FEET, THENCE NORTH 3 DEGREES 38 MINUTES 20 SECONDS
EAST A DISTANCE OF 63.83 FEET; THENCE SOUTH 36 DEGREES
21 MINUTES 40 SECONDS EAST, A DISTANCE OF 51.0 FEET TO THE PLACE
OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON
AREAS AS SET FORTH IN THE DECLARATION OF EASEMENTS COVENANTS
RESTRICTIONS AND LIENS MADE BY AETNA STATE BANK, AS TRUSTEE
UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1973 AND KNOWN AS TRUST
10-1084 DATED NOVEMBER 23, 1974 AND RECORDED DECEMBER 10, 1974
AS DOCUMENT 22 930 028 AND AS CREATED BY DEED FROM _____
TO _____ DATED _____ AND RECORDED _____
AS DOCUMENT _____

23 033 000

THIS DC
WILLIA
ATTOR
5455
CHICA

Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois) SS. I. Betty J. Ward
COUNTY OF Cook

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JUDITH ANN PINKA, 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 XXXX this
27th day of January A. D. 1975

Betty J. Ward
Notary Public



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
Mar 27 '75 12 24 PM

Richard A. Olson
Notary Public
#23033000

63-47-276
Box 246
Trust No. 02

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

HISLA

TO
NORTHWEST NATIONAL BANK OF CHICAGO
IRVING PARK AND CICERO AT MILWAUKEE
TRUSTEE

NWNB

END OF RECORDED DOCUMENT