

DEED IN TRUST

23 174 914

QUIT CLAIM

The above space for recorder's use only

6251436660
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THIS INDENTURE WITNESSETH, That the Grantor, Valerie Zeppi, a Spinster,

of the County of Cook and State of Illinois for and in consideration of ***** Ten (\$10.00) ***** dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the seventeenth day of July, 1975, known as Trust Number 30336, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.

By MARSHALL J. MOLTZ
111 West Washington Street
Chicago, Illinois 60602

Marshall J. Moltz
Notary Public

hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the covenants and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors of trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to lease, to sublease, to mortgage or otherwise encumber the real estate or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to execute in present or in future, and upon any terms and for any period or periods of time, and to execute releases or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the real estate or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it may deem proper and lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to claim the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any agreements thereto, and binding upon all beneficiaries, (c) that the 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 the, his or their predecessor.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

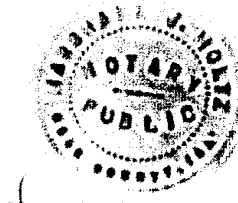
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 17th day of July, 1975.

Valerie Zeppi (SEAL)
Valerie Zeppi (SEAL)

600 (SEAL)

State of Illinois, I, MARSHALL J. MOLTZ, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Valerie Zeppi, 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 said and delivered the said instrument as her free and voluntary act for the uses and purposes thereof set forth including the release and waiver of the right of homestead Given under my hand and material seal this 17th day of July, 1975.



Marshall J. Moltz
MARSHALL J. MOLTZ Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
135 S. LA SALLE, CHICAGO
443 ILLINOIS

175 East Delaware Place - Unit #6708 -
Chicago, Ill.
ADDRESS OF GRANTEE LA SALLE AND ADAMS
CHICAGO ILL. 60602

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.
Date: 7/17/75
Buyer, Seller or Representative: Marshall J. Moltz

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.
Date: 7/17/75
Buyer, Seller or Representative: Valerie Zeppi

23 174 914

625142015-00

DATE UNIT E

Unit No. **6705** as delineated on survey of the following described parcels of real estate in Cook County, Illinois (hereinafter referred to collectively as "Parcel"):

Parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprised of Lot 17 (except the east 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, also Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying east of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document No. 22418957, from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to LaSalle National Bank, a national banking association, not individually, but as Trustee under a Trust Agreement dated February 15, 1975, and known as Trust No. 45450,

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which survey (hereinafter called "Survey") is attached as Exhibit "A" to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois (hereinafter called "Declaration"), recorded on August 10, 1973, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22434263; together with an undivided **0.20136** percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

Cook County Clerk's Office

UNOFFICIAL COPY

COOK COUNTY
FILED

RECORDED

AUG 4 2 30 PM '75

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Property of Cook County Clerk's Office

MAIL TO
Box 443

END OF RECORDED DOCUMENT