

UNOFFICIAL COPY

66-13-729 Unit M



COOK COUNTY, ILLINOIS  
WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS

APR 24 1978 9 00 A

24 414 771

RECORDED OF DEED

\*24414771

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

JUDITH A. PINKA, a spinster

of the County of Cook and State of Illinois for and in consideration of TEN Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 17th day of February 1972, known as Trust Number 59337 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED

10.00

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 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 a 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, or to lease 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 lease 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 for other real or personal property, to grant easements or charges of any kind, to purchase, convey or assign any right, title or interest in or about or incident 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, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said premises, or be obliged to inquire into the record 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) not 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 instrument 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 trustee 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, 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, or any 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 make 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 18th day of April 1978

(Seal) Judith A. Pinka (Seal)  
Judith A. Pinka (Seal)

This Document Prepared by:  
William D. Trude, 5455 West Belmont Avenue, Chicago, Illinois

State of ILLINOIS } ss. I, William D. Trude, a Notary Public in and for said County, in  
County of Cook } do hereby certify that Judith A. 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 this 18th day of April 1978



William D. Trude  
Notary Public

66-13-729-11  
12 25 319 9991003

This space for affixing Return and Revenue Stamp  
I hereby declare that the attached deed represents a transaction exempt in the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act  
Date 4/18/78  
Signature W. D. Trude

Document Number  
24 414 771

Form 91  
After recording return to:  
Box 533 (Cook County only)  
or  
CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St. / Chicago, Ill. 60602  
Attention: Land Trust Department

For information only insert street address of above described property.

# UNOFFICIAL COPY

Unit 2-C in Grand Point Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel); Lots 7 and 8 in Block 49 in Westwood, being Mills and Sons Subdivision in the West half of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian (except the North part thereof described as follows: Beginning at the North-West corner of said Lot 7; thence running Southerly along the West line of said lot a distance of 149 feet to a point; thence Easterly at right angles to the aforesaid line a distance of 52.4 feet to a point of intersection with a line perpendicular to the East line of Lot 8 having a length of 47.6 feet and 145.5 feet South of the Northeast corner of Lot 8; thence Easterly along the aforesaid line which is perpendicular to the East line of Lot 8, to the East line of Lot 8; thence Northerly along the East line of Lot 8 a distance of 145.5 feet to the Northeast corner of Lot 8; thence Westerly along the Northerly line of Lots 7 and 8 to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium by Pioneer Bank and Trust Company, as Trustee under Trust Agreement dated December 10, 1976, and known as Trust Number 20173 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 24118153, together with an undivided 4.36% interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois

Grantor also hereby grants to Grantee, its successors and assigns as an easement appurtenant to the premises herein conveyed, a perpetual exclusive easement for parking purposes in and to Parking Space No. 14 as defined and set forth in said Declaration and Survey.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein and general taxes for the year 1977 and subsequent years.

24 414 771

gap

END OF RECORDED DOCUMENT