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486095
06-15-88

24 453 942

This Indenture Witnesseth, That the Grantor NANCY CLAES, a spinster,
of 35 North Brockway, of the City of Palatine, -----
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, Convey S
and Warrant S unto the FIRST BANK AND TRUST COMPANY, PALATINE, ILLINOIS, a corporation of Illinois, as Trustee
under the provisions of a trust agreement dated the 20th day of March 19 78, known as
Trust Number 10-868, the following described real estate in the County of Cook and State of Illinois, to-wit:

11.00

See Rider attached hereto and made a part hereof for legal description

**LEGAL DESCRIPTION OF PREMISES COMMONLY KNOWN AS UNIT 2605, IN 5445
EDGEWATER PLAZA, LOCATED AT 5445 NORTH SHERIDAN ROAD, CHICAGO, ILLINOIS.**

Unit No. 2605 in 5445 Edgewater Plaza as delineated on Plat of Survey of
the following described parcel of real estate (hereinafter referred to as
"Parcel"):

The South 31 feet of the North 875 feet of the West 131.96 feet;
and that part lying South of the said North 875 feet of the East
fractional half of the Northeast 1/4 of Section 8, Township 40
North, Range 14 East of the Third Principal Meridian, (all as
measured parallel with the West and North lines of said East
fractional half of the Northeast 1/4) and lying North of a line
that is drawn at right angles to the east line of Sheridan Road,
thru a point in said East line that is 1,090 feet South of the
said North line of said Fractional half of the Northeast 1/4;
all of the above lying West of the West boundary line of Lincoln
Park as established by decree entered July 6, 1908, in case number
285574 Circuit Court, as shown on Plat recorded July 9, 1908, as
Document Number 4229498 (except therefrom the West 47 feet thereof
heretofore condemned as part of Sheridan Road) in Cook County, Illinois,

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which Plat of Survey is attached as Exhibit C to Declaration of Condominium
made by American National Bank and Trust Company, a National Banking
Association, as Trustee under Trust Agreement dated August 25, 1969 and
known as Trust No. 27801, recorded in the office of the Recorder of Deeds
of Cook County, Illinois, as Document No. 24267313, together with an
undivided .14011 percent 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 Plat of Survey).

Grantor also hereby grants to Grantee and the heirs and assigns
of Grantee, as rights and easements appurtenant to the above described
real estate, the rights and easements for the benefit of said prop-
erty set forth in the aforementioned Declaration, and Grantor re-
serves to itself, its successors and assigns the rights and ease-
ments set forth in said Declaration for the benefit of the remain-
ing property described therein.

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This Deed is subject to all rights, easements, restrictions,
conditions, covenants and reservations contained in the said Declara-
tion the same as though the provisions of said Declaration were re-
cited and stipulated at length herein.

PROCESSED BY RECORDER OF DEEDS OFFICE

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Property

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

200.1 (2B6)

4/20/78

Date

[Signature]
Buyer Seller Representative

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 create 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 praesenti 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 198 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 adjacent 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 way above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or 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, and (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 dispositions 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, 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 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 14th day of April 19 78.

(SEAL)

(SEAL)

[Signature]
NANCY CLAES
(SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail
Recorded
Deed
To:

First Bank & Trust Company
Palatine, Illinois
Attention: Trust Department
35 North Brockway
Palatine, Illinois 60067

ADDRESS OF PROPERTY: Unit 2605, 5445
N. Sheridan Rd., Chicago, Illinois

SEND SUBSEQUENT TAX BILLS TO:

BOX 533 (name)

(Address)

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STATE OF ILLINOIS }
COUNTY OF DuPage } ss.

I, Frederick P. Swinson

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
NANCY CLAES, a spinster, 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
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 14th day of

April

A.D. 19 78

Frederick P. Swinson
NOTARY PUBLIC
DU PAGE COUNTY
ILLINOIS

RECORDED OF DEEDS
24453942

COOK COUNTY, ILLINOIS
FILED FOR RECORD
MAY 18 2 00 PM '78

TRUST NO. 10-868

Deed in Trust
WARRANTY DEED

TO
First Bank and Trust Company
Palatine, Illinois
TRUSTEE

First Bank
First Bank and Trust Company of Palatine
Palatine, Illinois 60067
(312) 358-6262

END OF RECORDED DOCUMENT