

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

ADDRESS OF GRANTEE:
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

1978 JUN 5 AM 9 25 24474588

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

Travis P. Julian

72124

24474588

A - REC

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 * * * * \$10.00 * * * * Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto PALATINE NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 19th day of May 1978, known as Trust Number 2547, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED.

Unit 15D in FORTY EAST CEDAR STREET CONDOMINIUM, as delineated on the survey of the portion of lots 8, 9 and 10 (taken as a tract) in the Assessors Division of Block 2 in the subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois described as follows: Beginning at a point on the North line of Cedar Street, 5 feet West of the South East corner of said lot 9, running thence West on the said North line of Cedar Street, 83 feet, thence North at right angles with said North line of Cedar Street, 145-5/10 feet, more or less to the North line of said lot 9, thence East along the North line of said lot 9 and the North line of said lot 10 to the Southwest corner of lot 5 in Talbot's Subdivision of lots 15 to 20 both inclusive, in Healy's Subdivision of lot 1, the North 1/2 of lot 11 and part of lot 10 in Assessors Division of Block 2 aforesaid; thence South along the West line of lot 5 aforesaid produced South 20 feet, thence West parallel with the North line of lot 10 aforesaid, 5 feet thence South 125-5/10 feet more or less to the place of beginning in Cook County, Illinois (hereafter referred to as the "parcel"), which survey is attached as Exhibit "A" to the Declaration of Condominium made by First Bank of Oak Park, as Trustee under Trust no. 10400, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document no. 24203714, on November 21, 1977, together with an undivided 1.35 per cent interest in said parcel (except from said parcel all the property and space comprising all of the Units thereof as defined and set forth in said Declaration of Condominium and survey attached thereto).

24474588

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER TAX

6-1-78 [Signature]

Property Office

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RECEIVED IN BAD CONDITION

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

Date _____ Buyer, Seller or Representative (s)

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 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 redivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 by leases to commence in 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 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 purchase the whole or any part of the reversion and to contract for other real or personal property, to grant easement 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 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 obligated 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 trusts, conditions and limitations contained in this indenture and 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 (c) 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 the real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title, 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 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 exemptions of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 19th day of May, 1978.

(Seal) Travis P. Julian (Seal)

This Instrument was prepared by: James W. Anderlik, Suburban National Bank of Palatine, 800 E. Northwest Hwy., Palatine, Ill. State of Illinois ss. I, James W. Anderlik, a Notary Public in and for Cook County, in the state aforesaid, do hereby certify that Travis P. Julian



person known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day person and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of May, 1978.

James W. Anderlik, Notary Public

PALATINE NATIONAL BANK, 50 North Brockway, Palatine, Illinois 60067

40 East Cedar, Chicago, Illinois. For information only insert street address of above described property.

Form 9035 BFC

EXEMPT SECTION

24474588

Stamp for affixing Return and Revenue Stamp

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END OF RECORDED DOCUMENT