

DEED IN TRUST

1978 JUL 11 AM 10 09

24527752

QUIT CLAIM

RECORDER OF DEEDS
COOK COUNTY ILLINOIS
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s
 ISADORE M. BERNSTEIN and DOROTHY H. BERNSTEIN, his wife
 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 Quit Claim unto
 EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor
 or successors, as Trustee under a trust agreement dated the 16th day of
July, 1952, known as Trust Number 3174, the following
 described real estate in the County of Cook and State of Illinois, to-wit:

10.15

(SEE ATTACHED SCHEDULE)

Unit 90A as delineated on survey of that part of Lots 4 to 7
 inclusive in Block 1 (except that part included in Lake Shore Drive
 as now located), and that part of Lots 1 to 4 inclusive in Block 2
 and that part of vacated Stone Street, lying between Blocks 1 and
 2 aforesaid, all taken as a tract and described as follows:
 Beginning on the North line of said Lot 4 in Block 2 at a point
 102 feet East of the Westerly line of said Block 2; thence East on the
 North line of said Lot 4 and the North line of said Lot 4 extended
 East approximately 132.25 feet to the Westerly line of Lake Shore
 Drive; thence Southerly on the Westerly line of Lake Shore Drive
 163.44 feet to the North line of East Goethe Street and the South line
 of Block 1 aforesaid; thence West on the North line of East Goethe
 Street approximately 149.58 feet to a point 102 feet East of the South
 West corner of Lot 14 in said Block 2; thence North on a line parallel
 to and 102 feet East of the Westerly line of Lots 14 to 11 inclusive of
 said Block 2 approximately 161.24 feet to the point of beginning, all in
 H. O. Stone's Subdivision of Astor's Addition to Chicago in the North West
 fractional quarter of Section 3, Township 39 North, Range 14 East of the
 Third Principal Meridian, in Cook County, Illinois.

situated on the 30th floor of the building at 1300 Lake Shore Drive, Chicago,
 Illinois, together with .79486 % of Seller's interest in the common element

I declare that the attached
is a true and correct copy of the original
as shown to me by the grantor.

24527752

UNOFFICIAL COPY

Property of

hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts 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 resubdivide the real estate or any part thereof; to dedicate parks, streets, highways and alleys and to vacate 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 with or without consideration, to convey the real estate 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 the trustee; to donate, to dedicate, 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 commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, to 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 whole or any part of the reversion and to execute contracts to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute amendments, 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 easement 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 would be lawful for any person owning the title to the real estate and every part thereof in all other ways and for such other considerations as it would be 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 whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or 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, to the effect that the instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendments thereof 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 its, his or her predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under it 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 S hereby expressly waive and release 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 S aforesaid have hereunto set their hands and seal this 8th day of July 1978

Isadore M. Bernstein (SEAL) Dorothy H. Bernstein (SEAL)
Isadore M. Bernstein (SEAL) Dorothy H. Bernstein (SEAL)

This Instrument prepared by Sam Burnes
2444 N. C lark St. Chicago, Illinois

I, Sam Burnes, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Isadore M. Bernstein and Dorothy H. Bernstein, his wife

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 8th day of July 1978

Sam Burnes Notary Public
My Commission expires 11/9/78

EXCHANGE NATIONAL BANK OF CHICAGO

1300 LAKE SHORE DRIVE
CHICAGO, ILL. 60610
For information only insert street address of above described property.
ADDRESS OF GRANTEE: LA SALLE AND ADAMS
CHICAGO, ILL. 60690

Consideration is less than \$100.00. I hereby declare that the attached instrument is a transaction exempt under Section 4 of the Real Estate Transfer Tax Act.

This space for affixing Illinois and Revenue Stamps

Consideration paid to Notary Public for recording this instrument is \$10.00. I hereby declare that the attached instrument is a transaction exempt under Section 4 of the Real Estate Transfer Tax Act.

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Document Number

16-9

ND OF RECORDED DOCUMENT