

24585048

This Indenture Witnesseth, That the Grantor

MAUREEN KUHN, a spinster

of the County of Cook and the State of Illinois for and in consideration of Ten and No 100's Dollars, and other good and valuable consideration in hand paid, Convey and Warrant Quitclaims unto AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 12th day of June 19 78 known as Trust Number 2033, the following described land in the County of Cook and State of Illinois, to-wit:

Unit No. 304 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Parcel 1:

The North 30 feet of Lot 14 and Lot 15 (except North 15 feet thereof) in Block 2 in Herrick and Dunlop's Subdivision of Lots 12 to 17 inclusive in George Scoville's Subdivision of East 49 acres of the West 129 acres of South West quarter (except railroad lands) of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 13 and the South 20 feet of Lot 14 in Block 2 in Herrick and Dunlop's Subdivision of Lots 12 to 17 inclusive in George Scoville's Subdivision of the East 49 acres of the West 129 acres of the South West quarter (except railroad lands) of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to a Declaration of Condominium made by National Bank of Austin, as Trustee under Trust Agreement dated March 23, 1969 and known as Trust No. 4745 recorded in the Office of the Recorder of Cook County, Illinois as Document No. 2438688, and filed in the Office of the Registrar of Titles of Cook County, Illinois as LR 3008099; together with an undivided 3.35% 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).

- 1. Party of the first part also grants to parties of the second part, their 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 party of the first part 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.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. The tenant of the Unit failed to exercise his right of first refusal with respect to the Unit.

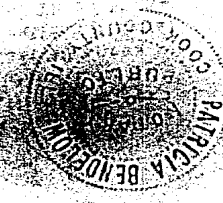
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2102215



Property of Cook County Clerk

SEE RIDER ATTACHED.

No Revenue Stamps Required—No Taxable Consideration. Exempt Under III. Real Estate Transfer Tax Act, Sec. 4, Par. (e). Avenue Bank & Trust Co. of Oak Park

THIS INSTRUMENT WAS PREPARED BY AVENUE BANK & TRUST COMPANY OF OAK PARK 104 NORTH OAK PARK AVENUE

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 present 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 100 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 or 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 easement appurtenant to said premises or any part thereof, and to deal with said property and any 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 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, (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 it, 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 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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1978 AUG 15 PM 3 54  
RECORDED & INDEXED  
COOK COUNTY ILLINOIS

RECORDER *Edmund Miller*

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And the said grantor hereby expressly waives all rights and benefits under 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 12th day of June 1978.

(SEAL) Maureen Kuhny (SEAL)  
Maureen Kuhny

STATE OF Illinois }  
COUNTY OF Cook } ss. I, the undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maureen Kuhny, 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 seal this 27th day of July A.D. 1978

AUG 15 2 00 PM '78

*Edmund Miller*  
REGISTRAR OF DEEDS

3039557



1213579  
PC

3039557

BOX NO. 279

Beed in Trust

ADDRESS OF PROPERTY

950 Washington Blvd  
Oak Park, IL.

MAIL TO  
MR. JOHN McE...  
105 W. MADISON ST.  
CHICAGO, ILL 60607  
RM # 2200

FORM 8311

RECORDED DOCUMENT