

WARRANTY DEED IN TRUST

24 618 468

1978 SEP 8 AM 11 48

FORM 1010 W.S.B.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor

FIRST CONDOMINIUM DEVELOPMENT CO. an Illinois corporation of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of trust agreement dated the 27th day of June 1977 known as Trust Number 2770, the following described real estate in the County of Cook and State of Illinois, to-wit: legal description attached hereto

THIS INSTRUMENT WAS PREPARED BY:

HAROLD LOUIS MILLER ATTORNEY AT LAW 190 NO. LAUREL ST. CHICAGO, ILLINOIS 60601



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, exchange, 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 in 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 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 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 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 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 work on 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 deed have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or charged 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 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 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.

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 of similar import, in accordance with the statute in such case made and provided.

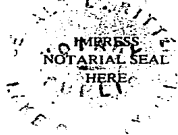
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal this 6th day of September 1978. FIRST CONDOMINIUM DEVELOPMENT CO. (Seal) BY HAROLD LOUIS MILLER, President (Seal) JEANNETTE SACHS, Assistant Secretary (Seal)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that HAROLD LOUIS MILLER President of the FIRST CONDOMINIUM DEVELOPMENT CO. 24618468

corporation, and JEANNETTE SACHS personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument as President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of September 1978 Commission expires April 1982 Notary Public



THIS SPACE FOR AFFIXING HOLDERS AND REVENUE STAMPS  
I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by Paragraph D of Section 200.1-2B6 of said ordinance.  
24618468  
Harold Louis Miller

Property of Cook County Clerk's Office

Document Number 24618468  
I hereby dec. to provisions of the Chicago Transaction Tax Act for taxation under the Chicago Transaction Tax Act

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS. I, \_\_\_\_\_ a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that \_\_\_\_\_

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
Notary Public



Mail to: MICHIGAN AVENUE NATIONAL BANK  
30 North Michigan Avenue  
Chicago, Illinois 60602

Unit 605-5401 S Hyde Park Blvd., Chicago  
For information only insert street address of

Document Number 24618468  
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Unit No. 605 in the 5401 South Hyde Park Condominium, as delineated on Survey of the following described real estate: Lot 1 and the North 20 feet of Lot 2 (except that part of said Lots taken for alley) in James Morgan's East End Avenue Subdivision in the South West fractional quarter of Section 12, Township 30 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which Survey is attached as Exhibit A to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24254260, as amended by Document No. 25266301; together with an undivided 1.51 % interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their 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. L5 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 said 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 said Declaration as though the provisions of said Declaration were recited and stipulated at length herein.

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EXHIBIT A

END OF RECORDED DOCUMENT