

# UNOFFICIAL COPY

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INSTRUMENT WAS PREPARED BY: JOHN FREECHACK  
69 W. Washington, Suite 3200  
Chicago, IL 60603



## WARRANTY DEED IN TRUST

24 663 083

Form 91 R 1/70

The above space for recorder's use only

COOK CO. NO. 016

019430

THIS INSTRUMENT WITNESSETH, That the Grantors Paul Freiman and Mark C. Miller, as joint tenants

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 and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 28th day of August 1978, known as Trust Number 1073028 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal Description Rider Attached Hereto and Made a Part Hereof.

11.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
54.00  
54  
RECEIVED  
CHICAGO  
24 663 083  
Recorder's Number

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 sell any said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to rebuild 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 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, or leases term or future, 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, title or interest in or about or encumbrance 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, whether similar or not, to do with the same, whether similar or not, to do with the same, 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 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 by 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 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 grantors hereby expressly waive, and release, 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 grantors aforesaid have hereunto set their hand, seal and seal, this 28th day of September 1978.

*Paul Freiman* (Seal) \_\_\_\_\_ (Seal)  
*Mark C. Miller* (Seal) \_\_\_\_\_ (Seal)

State of Illinois, Edward J. Wooton, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Paul Freiman and Mark C. Miller

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 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 28th day of September 1978.

*Edward J. Wooton*  
Notary Public



After recording return to:  
Box 533 (Cook County)  
or  
CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St. / Chicago, Ill. 60602  
Attention: Land Trust Department

3950 Lake Shore Dr. Unit 1520 'D'  
For information only insert street address of Chicago, Illinois

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER  
FOR  
3950 NORTH LAKE SHORE DRIVE CONDOMINIUM

**PARCEL 1:**  
UNIT NO. 1520 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, being a Subdivision of Block 1 in Equitable Trust Company's Subdivision in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the line established by decree entered on September 7, 1906, in Case Number 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against Commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 40420, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24014190; together with an undivided .1833 % interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey):

AND

**PARCEL 2:**  
Easement for the benefit of Parcel 1 as created by the Easement Agreement dated April 23, 1969, recorded April 23, 1969 as Document 20820211 made by and between American National Bank and Trust Company of Chicago, Trust Number 22719, and Exchange National Bank of Chicago Trust Number 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by Ordinance recorded as Document 20816906, lying West of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, aforesaid, which lies North of the South line of Lot 10 extended West and lies South of the North line of Lot 12 extended West, in Cook County, Illinois.

Subject to Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1978 and subsequent years; special taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any.

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

OCT 10 '78 12 40 PM

RECORDED BY JAY WOOD

\*24663083

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT