

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

DEC 6 AM 10 58

24751743

FORM 217 (1-1-78) TRANSFORM, INC.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Jordan Schulgasser, a bachelor and Daniel Schulgasser and Evelyn Schulgasser, husband and wife of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of November, 1978, and known as Trust Number 24456, the following described real estate in the County of COOK and State of Illinois, to-wit:

10.00

Parcel 1

Lot 2, the South 50 1/2 feet of Lot 3, the East 74 feet of Lot 3 (except the South 50 1/2 feet thereof) and the East 74 feet of Lots 4 and 5 (except that part of Lot 5 falling in Eugenie Street) all in Gale's North Addition to Chicago, a subdivision of the South West quarter of the South East quarter of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; also:

Parcel 2

Lot 1 and 2 and that part of Lot 3 falling within the North 113.62 feet of Original Lot 1 in Wood and Other's Subdivision of said Original Lot 1 in Gale's North Addition to Chicago aforesaid; also:

Parcel 3

Lots 1 to 9, both inclusive, (except that part lying between the West line of North LaSalle Street and a line drawn through the South West corner of Eugenie Street and North LaSalle Street and through a point on the South line of Lot 10, 14 feet West of the West line of North La Salle Street), all in Block "B" in the County Clerk's Division of portions of unsubdivided land lying between the East line of Gale's North Addition to Chicago aforesaid and the West line of North Clark Street, all in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; collectively, hereinafter "Property".

which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Amalgamated Trust & Savings Bank, as Trustee, under Trust Agreement dated March 31, 1978 and known as Trust No. 1660 recorded with the Recorder of Deeds, Cook County, Illinois, as Document No. 24558738, together with an undivided .1255 % interest in the property described in said Declaration of Condominium Ownership aforesaid (excepting the units as defined and set forth in said Declaration of Condominium and Survey).

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County Clerk's Office

# UNOFFICIAL COPY

Exempt under provisions of Paragraph E, Section 101 of the Real Estate Transfer Tax Act.

Date 12/16/78 Andrea Schulgasser  
Buyer, Seller or Representative

SUBJECT TO General taxes for the year 1978 and subsequent years and covenants and restrictions of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances thereon 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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivided portion thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 real estate, 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 real estate or any part thereof, and to deal with 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 same to deal with the same, whether similar to or different from the ways above mentioned, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or indebtedness incurred or entered into by the Trustee in all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorneys-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Cosmopolitan National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

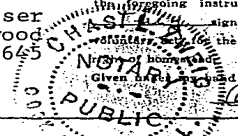
And the said grantor hereby expressly waives, and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal 5 this 14th day of November, 1978

Andrea Schulgasser [SEAL] Evelyn Schulgasser [SEAL]  
Jordan Schulgasser [SEAL] [SEAL]

State of ILLINOIS ss. I, Jordan Schulgasser, a Notary Public in and for said County, in County of COOK do hereby certify that Jordan Schulgasser, a bachelor, and Daniel and Evelyn Schulgasser, husband and wife

This document was personally known to me to be the same person 2 whose name 2 subscribed to prepared by Henry Schulgasser and Evelyn Schulgasser signed, sealed and delivered the said instrument as their free and 2725 W. Birchwood Chicago, Il. 60645 the uses and purposes therein set forth, including the release and waiver of the



The Cosmopolitan National Bank of Chicago  
Box No. 626

Unit 1503 1660 N. LaSalle, Chicago, Ill.  
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

86715174  
THE COSMOPOLITAN NATIONAL BANK OF CHICAGO  
801 NORTH CLARK STREET  
CHICAGO 10, ILLINOIS

10.00

END OF RECORDED DOCUMENT