

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

DEED IN TRUST

24 755 309

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH THAT THE GRANTOR, Ruth G. Levy, a widow
 of the County of Lake 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, Conveys
 and ~~Assigns~~ ^{quitclaims} unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking
 association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust
 Agreement, dated the 2nd day of November 19 78, and known as Trust Number 45173,
 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED RIDER

RIDER TO DEED IN TRUST DATED OCTOBER 10, 1978 FROM RUTH G. LEVY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

UNIT 314N IN THE NEWPORT CONDOMINIUM, AS DELINEATED ON
 THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK
 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A"
 IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS
 IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE
 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM
 SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY
 OF A LINE 48 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE
 NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING
 THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEY
 SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
 ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK
 COUNTY, ILLINOIS, AS DOCUMENT NO. 24730609 TOGETHER WITH
 ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS SUCCESSORS
 AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE
 REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID
 PROPERTY SET FORTH IN THE FOREMENTIONED DECLARATION OF CONDO-
 MINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND
 ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION
 OF CONDOMINIUM FOR THE BENEFIT OF THE REMAINING PROPERTY DE-
 SCRIBED THEREIN.

THIS INSTRUMENT WAS PREPARED BY
 Robert L. Schlossberg
 of LEISERMAN, LEVY, BARDON & STONE, LTD.
 150 N. WACKER DR., CHICAGO, ILL. 60606

49 337V
 194339 ASC

24 755 309

Office

UNOFFICIAL COPY

444 44 2337V

COOK COUNTY, ILL. 60615
FILED FOR RECORD

DEC 8 '78 9 06 AM

RECORDED BY DEPOS

*24755309

THIS INSTRUMENT WAS PREPARED BY
Robert L. Schlossberg
OF LESSEMAN, LEVY, BARN & STONE, LTD.
150 N. WACKER DR., CHICAGO, ILL. 60606

TO HAVE AND TO HOLD the said real estate 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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part hereof, and to subdivide 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 commence in possession or in future, and upon all 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 term 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 purchase and to grant options to lease and options to renew, lease and options to purchase the whole or any part of the premises and to contract respecting the same for the purpose of leasing, conveying, 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, in fee simple or interest in fee simple 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 specified, 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 to 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 trust conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto; and (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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company 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 the Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company 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 note in the certificate of title or duplicate thereof, 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal, this 10th day of October, 1978.

STATE OF Illinois } I, Elizabeth U. Colorado, a Notary Public in and for said
County of Cook } ss. County, in the State aforesaid, do hereby certify that Ruth C. Levy, a
widow and not remarried

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 10th day of December, A.D. 1978.

My commission expires June 28, 1979.

American National Bank and Trust Company of Chicago
Box 222X 900
Chicago, Illinois
For information only insert street address of above described property.

This instrument for filing, interest, recording stamp
Except under provisions of Paragraph
State transfer tax \$43.00, \$200.00 TABU
Date 12/10/78
Representative

END OF RECORDED DOCUMENT