

UNOFFICIAL COPY

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24775672

This Indenture Witnesseth, That the Grantor _____
 ALFRED R. THEEDE, a bachelor
 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 S and Warrant S 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 1st
 day of December 1978 known as Trust Number 2135, the following described
 real estate in the County of Cook and State of Illinois, to-wit:

UNIT 33-D AS DELINEATED ON A SURVEY ATTACHED TO AND MADE A PART OF A
 DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON DECEMBER 21, 1973 AS
 DOCUMENT NO. LR 2732977 AND RECORDED ON THE SAME DAY AS DOCUMENT NO.
 22578336;
 AND
 AND UNDIVIDED .59171 PER CENT INTEREST (EXCEPT THE UNITS DELINEATED AND
 DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: OUT
 LOT 1 AND LOTS 1 THROUGH 39 BOTH INCLUSIVE, IN PETER ROBIN FARMS UNIT 3,
 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 41
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY,
 ILLINOIS ACCORDING TO PLAT OF SUBDIVISION RECORDED APRIL 24, 1973 AS
 DOCUMENT NO. 22299741 AND REGISTERED ON OCTOBER 17, 1973 AS DOCUMENT LR
 2722849
 ALSO
 PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET
 FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID AND AS
 CREATED BY TRUSTEE'S DEED FROM EXCHANGE NATIONAL BANK OF CHICAGO A
 NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED
 SEPTEMBER 20, 1973 AND KNOWN AS TRUST NUMBER 28387 TO ALFRED R. THEEDE
 DATED MARCH 15, 1974 AND RECORDED JUNE 7, 1974 AS DOCUMENT 2756432 AND
 FILED JUNE 7, 1974 AS DOCUMENT LR 2756431 FOR PARKING OVER PARKING SPACE,
 IN COOK COUNTY, ILLINOIS

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Property of Cook County Clerk

SEE RIDER ATTACHED HERETO:

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THIS INSTRUMENT WAS PREPARED BY
BERRICK, McNEILL, HOLLAND & PEREGRINE
105 W. MADISON
CHICAGO, ILLINOIS 60602

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 a 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 the same, and options to purchase the whole or any part of the reversion and to contract respecting the same, in any 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 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 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 the 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 and 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 delivered 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.

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RECORDERS OFFICE
COOK COUNTY ILLINOIS

RECORDER *Alfred R. Theede*

And the said grantor hereby expressly waives, releases, and discharges 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 execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 1st day of December 1978. 10.00

(SEAL)

Alfred R. Theede (SEAL)
ALFRED R. THEEDE

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 ALFRED R. THEEDE, a bachelor

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 he signed, sealed and delivered the said instrument his 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 1st day of December A.D. 1978

Susan S. Ruby
Notary Public.



I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by Paragraph D of Section 7 of said Ordinance.

Avenue Bank and Trust Co. of Oak Park

By: *[Signature]*
Trust Officer

No Revenue Stamps Required - No Taxable Consideration - Exempt Under Ill. Real Estate Transfer Tax Act, Sec. 4, Par. (e).
Avenue Bank & Trust Co. of Oak Park
By: *[Signature]*
Trust Officer

BOX NO. 279
Walker

Deed in Trust

ADDRESS OF PROPERTY

AVENUE BANK & TRUST COMPANY
OF OAK PARK
104 N. Oak Park Avenue
Oak Park, Illinois 60301

FORM 8811 BANKFORMS, INC.

END OF RECORDED DOCUMENTS

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