

UNOFFICIAL COPY

24813932

This Indenture Witnesseth: That the Grantor Raymond A. Frick
and Elizabeth M. Frick, his wife
of the County of Cook and State of Illinois for and in consideration
of Ten Dollars and other consideration Dollars,
and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey
and _____ unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois
Banking Corporation, as Trustee under the provisions of a trust agreement dated the 1st
day of November 1978, known as Trust Number 66-3770, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Unit 204 in Harbor Drive Condominium, as delineated on the Survey Plat of that certain parcel of Real Estate (hereinafter called Parcel): of Lots 1 and 2 in Block 2 in Harbor Point Unit No. 1, being a subdivision of part of the lands lying East of and adjoining that part of the South West fractional 1/4 of fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian included within Fort Dearborn addition to Chicago, being the whole of the South West fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, together with all of the land property and space occupied by those parts of Bell, Caisson, Caisson Cap and Column Lots 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-B, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C, M-LA and MA-LA, or parts thereof, as said Lots are depicted, enumerated and defined on said Plat of Harbor Point Unit No. 1, falling within the Boundaries, projected vertically upward and downward of said Lot 1 in Block 2 aforesaid, and lying above the upper surface of the land, property and space to be dedicated and conveyed to the city of Chicago for utility purposes, which survey is attached to the Declaration of Condominium Ownership and of Easements, restrictions, covenants and By-Laws for the 155 Harbor Drive Condominium Association made by Chicago Title & Trust Company, as Trustee under Trust No. 58912, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document #22935653 (said Declaration having been amended by First Amendment thereto recorded in the office of the Recorder of Deeds of Cook County, Illinois as document #22935654; together with its undivided .11355% interest in said Parcel (excepting from said Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration, as amended as aforesaid, and Survey):

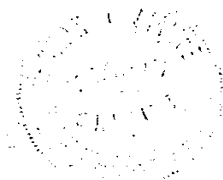
Parcel 2:
Easements of access for the benefit of Parcel 1 afore described through, over and across Lot 3 in Block 2 of said Harbor Point Unit 1, established pursuant to Article III of Declaration of Covenants, Conditions, Restrictions and Easements for the Harbor Point Property Owners Association made by Chicago Title & Trust Company, as Trustee under trust #58912 and under trust #58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document #22935651 (said Declaration having been amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document #22935652):

Parcel 3:
Easements of support for the benefit of parcel 1 afore described as set forth in Reservation and Grant of Reciprocal Easements as shown on Plat of Harbor Point Unit No. 1, aforesaid, and as supplemented by the provisions of Article III of Declaration of Covenants, Conditions, Restrictions and Easements for the Harbor Point Property Owners Association made by Chicago Title & Trust Company, as trustee under trust #58912 and under trust #58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document #22935651 (said Declaration having been amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document #22935652); all in Cook County, Illinois.

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Property of Cook County



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 subdivide said premises or any part thereof, to dedicate public 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 purchase, 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 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 and 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 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 grantor S hereby expressly waive and release 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 has hereunto set their hand S and seal S this 1st day of November 19 78

Raymond A. Frick [Seal]
Raymond A. Frick

Elizabeth M. Frick [Seal]
Elizabeth M. Frick

Address of Grantee:

One S. Northwest Highway
Park Ridge, Illinois 60068

Prepared by E.D.Hansen, Atty., 756 Lenox Rd., Glen Ellyn, Ill.

CBT 1517A

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STATE OF ILLINOIS }
COUNTY OF DU PAGE }

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JAN 24 1979 208644 24813932 A-REC

I, Edward D. Hansen
Notary Public in and for said County, in the State aforesaid, do hereby certify that

11.00

Raymond A. Frick and Elizabeth M. Frick, his wife

personally known to me to be the same person S whose name S ARE
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
1st day of November A. D. 1978

Edward D. Hansen
Edward D. Hansen, Notary Public.



My commission expires: July 9, 1981



ATTENTION: Recorder of Deeds

After recording, please return this Deed to Citizens Bank & Trust Company, by depositing the same in Box 405 if this Deed has been recorded in Cook County, otherwise by mail to:

Citizens Bank & Trust Company
One S. Northwest Highway
Park Ridge, Illinois 60068

24813932

TRUST NO. _____
BOX 405

DEED IN TRUST

TO: CITIZENS BANK & TRUST COMPANY
TRUSTEE
PARK RIDGE, ILL.

END OF RECORDED DOCUMENT