

2411

DEED IN TRUST

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QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EILEEN I. WEISBROD, A WIDOW AND NOT SINCE REMARRIED.

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 10TH day of MARCH, 1978, known as Trust Number 33692, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE EXHIBIT "A" CONVEYING UNIT B-7, 1130, ONTARIO, OAK PARK, ILLINOIS 60300

SUBJECT TO: SEE EXHIBIT "B"

PREPARED BY TRUST DEPARTMENT EXCHANGE NATIONAL BANK OF CHICAGO

SANFORD KOVITZ, 1ST VICE-PRESIDENT

(Permanent Index No.: \_\_\_\_\_)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivisions on any part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified, and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to interfere into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 aforesaid has hereunto set HER hand and seal this 1ST day of JUNE 1978

(SEAL) Eileen I. Weisbrod (SEAL) EILEEN I. WEISBROD (SEAL)

NO TAXABLE CONSIDERATION

State of ILLINOIS } ss. I, MARY PACE a Notary Public in and for said County, in County of COOK } the state aforesaid, do hereby certify that EILEEN I. WEISBROD, A WIDOW AND NOT SINCE 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 notarial seal this 4TH day of DECEMBER 1978

Mary Pace Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO Box 132

1130 Ontario For information only insert street address of described property. ADDRESS OF GRANTEE: LA SALLE AND ADAMS CHICAGO, ILL. 60690

Case 10 6866H

16 07 112 013

Calvin E. Koopman 1-26-79

This space for affixing Riders and Revenue Stamps

12.00

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Document Number

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## EXHIBIT A

UNIT NO. B-7 as delineated on the Survey of the following described real estate (herein referred to as the "Parcel"):

LOT 12 in BLOCK 7 in KETTLESTRINGS Addition to Harlem in the Northern Part of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by the AVENUE BANK AND TRUST COMPANY OF OAK PARK, as Trustee, under a Trust Agreement dated November 3, 1977, and known as Trust No. 1814 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 23, 1977 as Document No. 24 259 124 , together with an undivided 4.06% 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 of Condominium Ownership and Survey);

### ALSO

A perpetual easement consisting of the rights and easements appurtenant to the above-described real estate and right to use for parking purposes space(s) No. 6 as delineated on the survey attached as Exhibit "A" to said Declaration of Condominium Ownership.

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## EXHIBIT B

The within and foregoing conveyance is made subject to the following:

1. General real estate taxes for the year 1977 and subsequent years not due and payable.
2. The Condominium Property Act of the State of Illinois (the "Act").
3. Declaration of Condominium Ownership, by which the premises is submitted to the Act, which Declaration also sets forth the provisions governing administration of the premises, and party wall rights and agreements, easements and buildings, building lines, and use and occupancy restrictions, conditions and covenants of record established by said Declaration.
4. The Plat filed with the aforesaid Declaration.
5. Zoning and building laws and ordinances.
6. Party wall rights and agreements, easements and building lines, and use and occupancy restrictions, and conditions and covenants of record.

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JAN 29 9 00 AM '79

*Edna R. ...*

RECORDER OF DEEDS

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END OF RECORDED DOCUMENT