

UNOFFICIAL COPY

24882038

This Indenture Witnesseth, That the Grantor GAIL M. FLANNERY, a spinster

6432-816
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 S

and Warrant S unto the FIRST BANK AND TRUST COMPANY, PALATINE, ILLINOIS, a corporation of Illinois, as Trustee

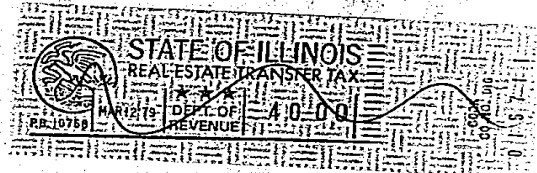
under the provisions of a trust agreement dated the 9th day of January 19 79, known as

Trust Number 10-1006 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Sheet

24882038

Prepared by: Rena Burrows
4725 N. Western
Chicago



Subject to: covenants, conditions and restrictions of record; private, public and utility easements of record; and general taxes for the year 1978 and subsequent years.

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 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 or 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 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 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 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 or in some amendment thereof and binding upon all beneficiaries thereunder, and (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 dispositions 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," "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 S and release S 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 15th day of January 19 79

Gail M. Flannery (SEAL)

Gail M. Flannery att/ Rena Burrows (SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail Recorded Deed To: First Bank & Trust Company Palatine, Illinois Attention: Trust Department 35 North Brockway Palatine, Illinois 60067

ADDRESS OF PROPERTY: 111 S. Baybrook Unit 114, Palatine, IL 60067

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

Bof236

1979 MAR 15 *15th*

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK

SS. MAR-16-79 543293 • 24882038 - A - Rec 11.00

I, Kevin O'Donnell

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

GAIL M. FLANNERY

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 15th day of

A.D. 1979



24882038

LINCOLN SAVINGS

4725 N. CHICAGO

CHICAGO, ILLINOIS 60625

T-59be

TRUST NO. _____

Beed in Trust
WARRANTY DEED

TO
First Bank and Trust Company
Palatine, Illinois
TRUSTEE

First Bank

First Bank and Trust Company of Palatine
Palatine, Illinois 60067
(312) 358-6282

80088885

UNOFFICIAL COPY

PARCEL 1:

UNIT 114, AS DELINEATED UPON THE PLAT OF SURVEY (HEREINAFTER REFERRED TO AS THE 'PLAT') OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ('PARCEL'):

SOUTH PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTH WEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTH WEST 1/4) A DISTANCE OF 169.83 FEET TO THE PLACE OF BEGINNING TO THE TRACT OF LAND BEING HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST 159.80 FEET; THENCE SOUTH 60 DEGREES 02 MINUTES 00 SECONDS EAST 159.80 FEET; THENCE SOUTH 23 DEGREES 58 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 59 DEGREES 54 MINUTES 00 SECONDS EAST 159.30 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST 16.95 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 27.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST 38.33 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST 27.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST 84.52 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 73.36 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 29, 1971 AND KNOWN AS TRUST NO. 42956 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22479186; TOGETHER WITH AN UNDIVIDED 12.1500 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FOR SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED OCTOBER 20, 1972 AND RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AND AMENDED BY FIRST AMENDMENT RECORDED JUNE 22, 1973 AS DOCUMENT 22572186 AND AMENDED BY SECOND AMENDMENT RECORDED SEPTEMBER 14, 1973 AS DOCUMENT 22479182 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

END OF RECORDED DOCUMENT

2488205