

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
September, 1975

*William R. Egan*  
RECORDER OF DEEDS

DEED IN TRUST

COOK COUNTY, ILLINOIS 24 902 044  
(ILLINOIS) FILED FOR RECORD  
APR 3 '79 9 00 AM

\*24902044

(The Above Space For Recorder's Use Only)

THE GRANTOR Timothy M. Gallagher, married to Lynn M. Gallagher, & Charles G. Fergus, a  
of the County of Cook and State of Illinois for and in consideration Bachelor,  
of TEN (10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey and ~~ASSURE BANK~~ QUIT CLAIM )  
unto Robert J. Repel, 134 North LaSalle St., Chicago, Illinois 60602, As

Trustee and not individually. (NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 20th day of February,  
1979 and known as Trust Number 1006 (hereinafter referred to as "said trustee," regardless of the number  
of trustees.) and unto all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of Cook and State of Illinois, to wit:

See "RIDER A" attached hereto and made part hereof.

Unit No. 1009 in Park Tower Condominium as delineated on  
Plat of Survey of the following described parcel of real estate:

That part of the East fractional half of the Northeast 1/4  
of Section 8, Township 40 North, Range 14 East of the Third  
Principal Meridian, lying West of the West boundary line of  
Lincoln Park, as established by decree entered July 6, 1908  
in Case 285577 Circuit Court as shown on Plat recorded  
July 9, 1908 as Document Number 4229498 and South of a line  
that is drawn at right angles to the East line of Sheridan  
Road, through a point in said East line that is 1,090 feet  
South of the North line of said East fractional half of the  
Northeast 1/4 and North of the following described line:  
Beginning at a point in said East line of Sheridan Road, that  
is 1,406.50 feet South of the said North line of the East  
fractional half of the Northeast 1/4; thence East at right  
angles to the said East line 208.08 feet; thence North at  
right angles to the last course, 60 feet; thence East at  
right angles to the last course, 88.01 feet to the said West  
boundary of Lincoln Park (except the West 47 feet of said  
East fractional half of the Northeast 1/4 condemned as part  
of Sheridan Road) all of the above situated in Cook County,  
Illinois,

which Plat of Survey is attached as Exhibit D to Declaration of  
Condominium made by American National Bank and Trust Company, a  
national banking association, as Trustee under Trust Agreement dated  
August 17, 1971 and known as Trust No. 27802, recorded in the Office  
of the Recorder of Deeds of Cook County, Illinois, as Document  
No. 24874695 together with its undivided percentage interest in  
the common elements.

Grantor also hereby grants to Grantee and the heirs and assigns  
of Grantee, as rights and easements appurtenant to the above described  
real estate, the rights and easements for the benefit of said property  
set forth in the aforementioned Declaration, and Grantor reserves  
to itself, its successors and assigns the rights and easements set  
forth in said Declaration for the benefit of the remaining property  
described therein.

16 66-88-104-7-104-8

74 902 044

# UNOFFICIAL COPY

498106  
201954

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 terms, conditions and limitations contained in this Indenture and in said trust agreement or 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seal(s) this Twentieth day of February, 1979.

Timothy M. Gallagher (SEAL) Charles G. Fergus (SEAL)  
\_\_\_\_\_  
(SEAL) (SEAL)

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 T. M. Gallagher & C. G. Fergus personally known to me to be the same person(s) whose name(s) is/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 official seal, this 23rd day of February, 1979.

Commission expires 10/31/81 Charles G. Fergus NOTARY PUBLIC

This instrument was prepared by Timothy M. Gallagher, 134 La Salle, Chicago (NAME AND ADDRESS)

\*USE WARRANT OR QUIET CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY: 5415 No. Sheridan Road

MAIL TO: FERGUS, GALLAGHER & REPEL  
134 No. La Salle St.  
Chicago, Illinois 60602

Chicago, Illinois 60640  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO: FERGUS

10.00

THIS conveyance exempt under Illinois Real Estate Transfer Tax Act, Section 1004, Paragraph E.  
CLERK'S OFFICE  
RECORDS & REVENUE DIVISION, CHICAGO, ILL. 60604  
3/30/79

21902 044

DOCUMENT NUMBER