

24975899

This Indenture Witnesseth, That the Grantor

CARL F. CARLSON and HELEN A. CARLSON, his wife
of the County of Cook and the State of Illinois
Ten and no/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto LA SALLE NATIONAL BANK, a national banking association, of Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 11th day of May 19 79 known as Trust Number 101070, the following described real estate in the County of COOK and State of Illinois, to-wit:

PARCEL 1: Unit Number 406, in the 205 Miner Condominium, as delineated on a survey of the following described estate: Lots 1 and 2 in Block 2 and Lot 1 in Block 3 in Miner's Addition to Dunton, a subdivision of the North 1/2 of the South East 1/4 of the South East 1/4 of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 24623630 and filed as Document LR3045681, together with its undivided percentage interest in the common elements, in Cook County, Illinois

PARCEL 2: The exclusive right to use of parking space number 2, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as Document 24623630, and filed as document LR3045681, in Cook County, Illinois.

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, power 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, to lease, to commence in present or in future, 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 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 should 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 very 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, (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 cases made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hand and seal this 11th day of May 19 79

This Document prepared by Henry A. Peterson, 135 S. LaSalle, Chicago, Il.

(SEAL) Carl F. Carlson Helen A. Carlson (SEAL)

24975899

No taxable consideration

I hereby declare that this deed represents a transaction exempt under the provisions of paragraph (c) of Section 4 of the Real Estate Transfer Tax Act.

6/11/79

SM S A F R T V M I C R O F

UNOFFICIAL COPY

RECORDS OF DEEDS
COOK COUNTY ILLINOIS

1979 MAY 25 AM 9 21

STATE OF ILLINOIS
COUNTY OF COOK

SS. MAY-25-79 589001 • 24975899 • A — REC
i. Marianne Platt

1015



a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carl F. Carlson and Helen A. Carlson, his wife

personally known to me to be the same persons whose names 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 Notarial seal this 11th day of May A. D. 19 79

Marianne Platt
Marianne Platt Notary Public

Property of Cook County Clerk's Office



~~BOX 350~~

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

205 Miner Street
Arlington Heights, Illinois

TO
LaSalle NATIONAL BANK
TRUSTEE

Mail to:
Henry A. Peterson
135 S. LaSalle St
Chicago, IL 60631

24975899

END OF RECORDED DOCUMENT