

24975183

DEED IN TRUST

PNTI 13374 10M

This Indenture Witnesseth,

That the Grantors, ROBERT L. LARSEN and BEATRICE C. LARSEN, his wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto the EVANSTON BANK, an Illinois corporation, as Trustee, under the provisions of a trust agreement dated the TWENTY-SIXTH day of MARCH, 1979, known as Trust Number 1225, the following described real estate in the County of Cook and State of Illinois, to-wit:-

PARCEL 1:

UNIT NO. 304 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL 1"):

THE WEST 127.0 FEET OF THE EAST 316.19 FEET OF THE SOUTH 111.0 FEET OF THE NORTH 320.0 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.59 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO-WIT: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.0 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUCTED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SAID SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00' 00" WEST, AS MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00' 00" EAST 239.60 FEET; THENCE NORTH 23 DEGREES 00' 00" EAST 130 FEET; THENCE SOUTH 66 DEGREES 00' 00" EAST 225.0 FEET; THENCE SOUTH 88 DEGREES 00' 00" EAST 160.0 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFOREDESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST #73-05-1052, RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22,404,168; TOGETHER WITH AN UNDIVIDED 3.971% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 2 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

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Property of COOK COUNTY

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: General taxes for the year 1978 and subsequent years; covenants, conditions, restrictions and easements of record.

6/1/79

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 easements 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 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, at any time 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 this 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 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.

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 hand s and seal s this 30th day of March A. D. 1978

Robert L. Larsen
ROBERT L. LARSEN



Matriline C. Larsen
MATRILINE C. LARSEN (SEAL)

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UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

1979 MAY 24 PM 3 29

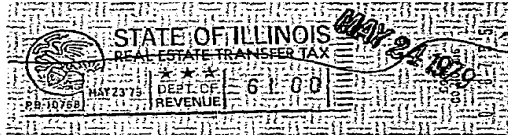
RECORDER OF DEEDS
COOK COUNTY ILLINOIS

MAY 24 1979 5 8 8 8 7 0 • 24975183 • A — Rec. 11.00

I, the undersigned, a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that
ROBERT L. LARSEN and BEATRICE C. LARSEN, his wife
personally known to me to be the same persons whose names 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 3rd day
of MAY A. D., 1979

Michael [Signature]
NOTARY PUBLIC



11.00

Box 15

DEED IN TRUST

John A. Eastman
Morton & Marie
Suite 2500
135 S. La Salle St.
Chicago, Ill. 60603

TO
EVANSTON BANK
As Trustee

24975183

END OF RECORDED DOCUMENT