

# UNOFFICIAL COPY

24022419

QUITCLAIM DEED IN TRUST  
ADDRESS OF GRANTEE:  
50 NORTH BROCKWAY  
PALATINE, ILLINOIS 60067

RECORDS  
JUN 21 10 04 AM '77

24 022 419  
The above space for recorder's use only

RECORDED OF DEEDS  
\*24022419

THIS INDENTURE WITNESSETH, That the Grantor  
Joseph A. O'Brien, a bachelor  
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 Warrant Quit-claim unto PALATINE  
NATIONAL BANK, Palatine, Illinois, a national banking association, as Trustee under the provisions of a  
trust agreement dated the 1st day of June 19 77, known as Trust Number  
2116, the following described real estate in the County of Cook and State of  
Illinois, to-wit: SEE RIDER ATTACHED AND MADE A PART HEREOF:

AGRAPIER TAX ACT  
Representative

UNIT 221 as delineated on survey of part of the South East 1/4  
of the South West 1/4 of Section 23-41-10 East of the Third Principal  
Meridian, (hereinafter referred to as "parcel"), which survey is  
attached as Exhibit 'A' to Declaration of Condominium made by Michigan  
Avenue National Bank of Chicago, Trust Number 2528, recorded in the Office  
of the Recorder of Deeds of Cook County, Illinois, as Document Number  
23872082, as amended from time to time, together with its undivided  
percentage 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), all in Cook County, Illinois.

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"This deed is conveyed on the conditional limitation that the percentage  
of ownership of said grantees in the common elements shall be divested  
pro tanto and vest in the grantees of the other units in accordance  
with the terms of said declaration and any amended declarations recorded  
pursuant thereto, and the right of revocation is also hereby reserved  
to the grantor herein to accomplish this result. The acceptance of this  
conveyance by the grantees shall be deemed an agreement within the  
contemplation of the Condominium Property Act of the State of Illinois  
to a shifting of the common elements pursuant to said declaration and to  
all other terms of said declaration, which is hereby incorporated  
herein by reference thereto, and to all the terms of each amended  
declaration recorded pursuant thereto."

Grantor furthermore expressly grants to the grantees, their successors  
and assigns, as rights and easements appurtenant to the above-described  
real estate, the rights and easements of record for the benefit of said  
property.

This conveyance is made to all rights, benefits, easements, restrictions,  
conditions, reservations and covenants contained in said Declaration, and  
the Grantor expressly reserves to itself, its successors and assigns, the  
rights, benefits and easements set forth in said Declaration for the  
benefit of all remaining property described in said survey or said Declara-  
tion.

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SEE RIDER ATTACHED SEE RIDER ATTACHED

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, easements and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 conditions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of having 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 easement or leases 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 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 hereof 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 all 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.

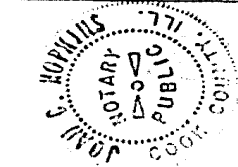
And the said grantor hereby expressly waives and releases and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 8th day of July, 1977.

"THIS INSTRUMENT WAS PREPARED BY" T. J. McGrath (Seal) PALATINE NATIONAL BANK (Seal) 50 North Brockway Palatine, Illinois 60067 Joseph A. O'Brien (Seal)

State of Illinois ss. I, the undersigned, a Notary Public in and for Cook County, in the state aforesaid, do hereby certify that Joseph A. O'Brien, a bachelor

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 14th day of July, 1977.



Joseph C. Hopkins Notary Public Embossed Hereon in Cook County, Illinois Notary Public Seal My Commission Expires Oct. 8, 1980 For information only list street address of above described property.

MAIL TO: PALATINE NATIONAL BANK T2116 50 North Brockway Palatine, Illinois 60067 ALPCO 1M 8-76

EXEMPT UNDER PROVISIONS OF PAR SECTION 4, REAL ESTATE TRANSFER ACT 7/14/77 Date

This space for affixing Riders and Revenue Stamp

24 022 419

10.00

END OF RECORDED DOCUMENT