

UNOFFICIAL COPY

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614
WARRANTY DEED IN TRUST

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24 OCT 324

THIS INDENTURE WITNESSETH, That the Grantor LEAH RAEMER, a widow
of the County of Cook and State of Illinois for and in consideration
of Ten (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Conveys and warrants unto the
-AETNA STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated
the 28th day of July 1977, known as Trust Number 10-2246
the following described real estate in the County of Cook and State of Illinois, to-wit:
See rider attached for legal description

Exempt under provisions of Paragraph e, Section 4,
of the Real Estate Transfer Tax Act.
Dated this 28th day of July 1977
Agent

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 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 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 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 or 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 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, (c) 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, (d) 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, (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 the said predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be 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 aforesaid has hereunto set her hand and seal this 28th day of July 1977

(Seal) Leah Raemer (Seal)
LEAH RAEMER (Seal)

State of Illinois, I, HERBERT GOLDEN, a Notary Public in and for said County, in County of Cook, do hereby certify that LEAH RAEMER

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 August 1977

DEED PREPARED BY:
Aaron Cohen
Sears Tower
2401 North Halsted Drive
Chicago, Illinois 60606

Notary Public
Herbert Golden
233 S. Wacker Drive
Chicago, Illinois 60606



AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614

For information only insert street address of above described property.
Aaron Cohen
233 S. Wacker Drive
Suite 4529
Chicago Illinois 60606

This space for affixing Riders and Revenue Stamps

10⁰⁰ MAIL

2401324

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LEGAL DESCRIPTION RIDER
FOR
3950 NORTH LAKE SHORE DRIVE CONDOMINIUM

PARCEL 1: 1229 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, being a Subdivision of Block 1 in Equitable Trust Company's Subdivision in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the line established by decree entered on September 7, 1906, in Case Number 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against Commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 40420, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24014190; together with an undivided .1303 % interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and survey):

ALSO

PARCEL 2:
Easement for the benefit of Parcel 1 as created by the Easement Agreement dated April 23, 1969, recorded April 23, 1969, as Document 20820211 made by and between American National Bank and Trust Company of Chicago, Trust Number 22719, and Exchange National Bank of Chicago, Trust Number 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by Ordinance recorded as Document 20816928, lying West of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, aforesaid, which lies North of the South line of Lot 10 extended West and lies South of the North line of Lot 12 extended West, in Cook County, Illinois.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration; and party of the first part 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.

This Condominium Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

END OF RECORDED DOCUMENT