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QUIT CLAIM DEED IN TRUST 15 PM 4 46
SLP-15-77 443478 • 24107619 • A --- Rec 10.00

Form T-3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, DONALD P. KRAMER & FLORDELIZ S. KRAMER, his wife

of the County of Cook and State of Illinois for and in consideration of \$10.00 Dollars, and other good and valuable considerations in hand paid: Convey and Quit Claim unto PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the eighth day of September, 1977, known as Trust Number 3965, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.

MAKES IS WOL...
Washington St...
Cook, Illinois 60611

9/15/77
Buyer, Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 manage, mortgage, lease, convey and subdivide said premises of any part thereof, to dedicate parts, streets, highways or alleys, and to vacate any subdivision or part thereof and to resubdivide said property as often as may be necessary in order to carry out the purposes of this trust and 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 present or future, and upon conditions, 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, to lease, 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 premises or any part thereof, for other real or personal property, to grant easements or charges of any kind to release, to convey or assign any right, title or interest in or about or easement appurtenant to and premises of 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 do 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 premises, estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and 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, and 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 that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and, 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, assets 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 kind of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 in force 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 in execution or otherwise.

In Witness Whereof the grantor, S, aforesaid by VP, hereunto set their hand S, on this eighth day of September, 1977.

Donald P. Kramer (Seal) Flordeeliz S. Kramer (Seal)
DONALD P. KRAMER FLORDELIZ S. KRAMER
(Seal) (Seal)

GRANTEE'S ADDRESS: 4777 North Harlem Avenue, Harwood Heights, Illinois 60656

State of Illinois } I, the undersigned, a Notary Public in and for said County in the state aforesaid do hereby certify that DONALD P. KRAMER & FLORDELIZ S. KRAMER, his wife

personally known to me to be the same person S, whose name S, 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 of the right of homestead given under my hand and notarial seal this 15th day of September, 1977.

Maesboeck, Notary Public

PARKWAY BANK AND TRUST COMPANY
BOX 443

Unit #221 - 3950 North Lake Shore Drive - Chicago, Illinois

FORM 184B7 BALKENHUIS INC

For information only insert street address of above described property

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PARCEL 1:

UNIT NO. 221 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):

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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 20816906, 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