

QUIT CLAIM  
WARRANTY DEED IN TRUST

ILLINOIS  
RECORD

24 167 607

OFFICE OF DEEDS

OCT 27 1 41 PM '77

\*24167607

Form 304 WEB

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT WITNESSETH, That the Grantor

JEANNETTE SACHS, a widow and not since remarried,  
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, Conveys and warrants unto the MICHIGAN  
AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the  
provisions of a trust agreement dated the 1st day of August 19 77,  
known as Trust Number 2774, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED

10.00

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 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 com-  
mence in present or future, and upon any terms and for any period or periods of time, not exceeding the term 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, or 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 incident  
appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all or 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 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 thereof, and  
(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 case made and provided.

And the said grantor 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 grantor aforesaid has hereunto set her hand and seal  
this 3rd day of October 19 77

(Seal) Jeannette Sachs (Seal)  
JEANNETTE SACHS  
(Seal) (Seal)

State of Illinois } ss. I, HAROLD LOUIS MILLER, a Notary Public in and for said County, in  
County of Cook } the state aforesaid, do hereby certify that  
JEANNETTE SACHS, a widow and not since remarried,



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 volun-  
tary 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 October 19 77

Harold Louis Miller  
Notary Public

Mail to: MICHIGAN AVENUE NATIONAL BANK  
30 North Michigan Avenue  
Chicago, Illinois 60602

446-2 Elmwood, Evanston, Illinois  
For information only insert street address of  
above described property.

34533

Supervisor: J. Sachs, 30, M. Mackin

I hereby declare that the attached deed requirements in  
Transaction comply with the provisions of Paragraph 2,  
Section 4, of the Real Estate Transfer Tax Act,  
10-27-77

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Office

Document Number  
24 167 607

OCT 27 65-82-432H

# UNOFFICIAL COPY

Unit No. 446-2 Elmwood as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots One (1) and Two (2) and the North 23.4 feet of Lot Three (3), in Block Four (4) in Merrill Ladd's Addition to Evanston, in Section Thirty (30), Township Forty-One (41) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois, according to plat thereof recorded on March 18, 1977, as Document No. 23854792 which survey is attached as Exhibit "A" to Declaration made by MICHIGAN AVENUE NATIONAL BANK OF CHICAGO as Trustee under Trust No. 2682 and recorded in the office of the Recorder of Cook County as Document No. 23854792 together with an undivided 1.555 % interest in said parcel, (excepting from said parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and survey). Said property being commonly known as 437-445 Ridge, 900-910 Oakton, 442-448 Elmwood, Evanston, Illinois.

TO HAVE AND TO HOLD the same unto said party of the second part forever. Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefits of said property as set forth in the aforementioned Declaration and as set forth in the Declaration recorded as Document No. 23854792, and the party of the first part reserves to itself, its successor, and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This 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.

24 157 607  
Recorder's Office

**END OF RECORDED DOCUMENT**