

UNOFFICIAL COPY

QUIT-CLAIM
WARRANTY DEED IN TRUST

RECORD 24 167 609
OCT 27 1 41 PM '77

ORDER OF DEED
*24167609

Form 304 WSB

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 quit-claim into 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, 1977, known as Trust Number 2775, the following described real estate in the County of Cook and State of Illinois, to-wit: Legal description 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 or alleys 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 on any terms, to convey, either with or without consideration, to grant, to lease, to sublease, to mortgage, to lease, to license, to dedicate, to donate, to dedicate, to mortgage or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in lease absolute or reversion, by lease 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 fix 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 such ways and for such purposes as it would be lawful for any person owning the same to deal with the same, whether at law or in equity, or different from other considerations as it would be lawful for any person owning the same to deal with the same, whether at law or in equity, 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 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 to succeed, (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 the trustee 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 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.

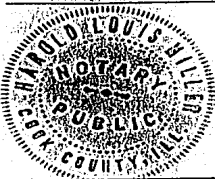
In Witness Whereof, the grantor hereunto set her hand and seal this 3rd day of October 1977

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

State of Illinois } I, HAROLD LOUIS MILLER a Notary Public in and for said County, in
County of Cook } ss. 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 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 October 1977



Notary Public

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

446-3 Elmwood, Evanston, Ill.
For information only insert street address of above described property.

B4533

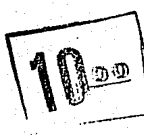
Prepared: J. Sachs
30 N. W. Miller

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 4, of the Real Estate Transfer Tax Act.

THIS SPACE FOR AFFIXING RIDER

Document Number
24 167 609

Call
OCT 27 65-82-433H
12 100



Property

Unit No. 443-3 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 easements 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.

24 167 689

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.

Recorder's Office