

24 188 634

This Indenture Witnesseth, That the Grantor, _____

MARY E. BELLER, a widow, not remarried, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty unto CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of October, 1977, and known as Trust Number 22788, the following described real estate in the County of Cook and State of Illinois, to-wit: SEE RIDER ATTACHED

Unit 313 as delineated on Plat of Survey of the following described parcel of real estate: Lots 3 and 4 in Simmons and Gordon's addition to Chicago, a subdivision in fractional Section 16, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois which Plat of Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, a National Banking Association, as Trustee under Trust Agreement dated July 14, 1977 and known as Trust No. 22570, recorded in the office of Recorder of Deeds of Cook County, Illinois as Document No. 24163768 and filed with the Registrar of Titles as Document No. 2976674; together with its undivided percentage interest in the common elements as set forth in said Declaration, and together with an exclusive easement to use Parking Space Number 21, as set forth in said Declaration and survey.

SUBJECT TO: Declaration of Condominium Ownership and of Easements, Restrictions and Covenants filed with Registrar of Titles of Cook County, Illinois as Document 2976674 and recorded with Recorder of Deeds of Cook County, Illinois as Document 24163768 and amendments, if any, pursuant thereto; Illinois Condominium Property Act and any amendments pursuant thereto.

24188634

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Transfer Desk

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti or in futuro, 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 and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Central National Bank in Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereby being to vest in said Central National Bank in Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby requested 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 25th day of October 19 77 .

Address of Grantee: —

CENTRAL NATIONAL BANK IN CHICAGO
120 South LaSalle Street
Chicago, Illinois 60603

Common Address:

 Unit 313, 744 Gordon Terrace
 Chicago, Illinois 60613

 Mary E. Beller [SEAL]

THIS INSTRUMENT PREPARED BY [SEAL]

 Stephen P. Pratt [SEAL]

221 N. LA SALLE ST., STE. 2440
CHICAGO, ILLINOIS 60601

24 188 634

UNOFFICIAL COPY

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11.00

STATE OF Illinois

SS.

COUNTY OF COOK

I, Phyllis S. Maier

a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARY E. BELLER, a widow, not 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 25th day of October A. D. 19 77

Phyllis S. Maier
Notary Public

My commission expires December 24, 1980



MAIL TO: Mr. Stephen P. Patt 221 N. La Salle Suite 2440
Chgo, Ill. 60601

11.00

24188634

Exempt under provisions of Paragraph 15, Section 4, Real Estate Transfer Tax Act.

10-25-77
Date

Stephen P. Patt
Buyer, Seller or Representative

Do Not Deliver

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Transfer Desk

CTF
1157584

BOX 333

TRUST NO.

1157584
2980568
WARRANTY DEED

Deed in Trust

WARRANTY DEED

NOV 10 9 30 AM '77

Phyllis S. Maier
TO RECORD OF DEEDS

CENTRAL NATIONAL BANK
IN CHICAGO

TRUSTEE

2980568



FORM 807-01

END OF RECORDED DOCUMENT