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This Indenture Witnesseth That the Grantor (s) FRANCIS S. MOODY AND FRANCES MOODY, his wife,

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, Convey and warrant unto RIVER OAKS BANK AND TRUST COMPANY 93 River Oaks Center-Calumet City, Ill. 60409, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of January 19 77.

Known as Trust Number 1116 the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 25 in 'Villa Caprell Condominiums' as delineated on survey of a part of Lot 'A' in the consolidation of Lot 3 (except the East 30 feet thereof and except the South 368.33 feet thereof) and Lot 4 (except the South 368.33 feet thereof) in Pleasant View, being a resubdivision of Lot 1 (except the East 33 feet thereof) and Lots 2, 3 and 4 in Stang's Subdivision of the South East 1/4 of the North East 1/4 of Section 30, Township 37 North, Range 13 East of the Third Principal Meridian, also, a tract of land lying in the North East 1/4 of the North East 1/4 of said Section 30, in Cook County, Illinois, (hereinafter referred to as 'parcel'), which survey is attached as exhibit 'A' to declaration of condominium made by Ford City Bank, as Trustee under Trust No. 265 recorded in the Office of the Recorder of Deeds of Cook County, Illinois,

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TO HAVE AND TO HOLD the said premises with the appurtenances 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 create 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 successors in trust, all of the title, estates, powers and authorities vested in said trustee, to donate, 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 in 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, to contract 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 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, 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 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 may 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 to 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 lease, 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 thereunder, (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 predecessors 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 real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) 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(s) aforesaid have hereunto set their hand(s) and

seal(s) this 6th day of October 1977

Francis S. Moody (SEAL) FRANCIS S. MOODY

Frances Moody (SEAL) FRANCES MOODY

10.00 (SEAL)

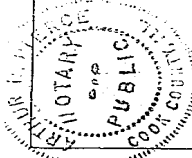
THIS INSTRUMENT WAS PREPARED BY

Arthur R. Pierce

5935 S. Pulaski-Chgo, Ill. 60629

Name

Address



UNOFFICIAL COPY

STATE OF Illinois }
COUNTY OF Cook } ss. I, ARTHUR R. PIERCE

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that FRANCIS S. MOODY AND FRANCES MOODY, his wife,

personally known to me to be the same person ^s who 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 and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 4th day of November, 1977

ARTHUR R. PIERCE

Notary Public.

My Commission Expires April 11th, 1981.

as Document No. 22424962, together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, all in Cook County, Illinois.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THEREOF.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Nov 17 9 00 AM '77

RECORDER OF DEEDS

*24198360

TRUST No.

DEED IN TRUST

TO
REPUBLIC BANK OF CHICAGO
TRUSTEE

PROPERTY ADDRESS

FALCO SAVINGS & LOAN ASSOCIATION
1117 N. LAUREL STREET
P.O. Box 1000, Chicago, Illinois 60603

REPUBLIC BANK OF CHICAGO
6501 S. Pulaski Road
CHICAGO, IL 60629

Form 104-A

END OF RECORDED DOCUMENT