

Property of COOK COUNTY CLERK'S OFFICE

DEED IN TRUST

65-78-577-E
02-22-77

24 220 786

WARRANTY

The above is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, JOSEPH S. SIKORA, JR. and JEANNE M. SIKORA, 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 BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of October 7, 1977 known as Trust Number 2882, the

following described real estate in the County of Cook and State of Illinois, to-wit: Parcel 1: Unit Number III-C-3 as delineated on the survey of part of the following described parcel of real estate: The West 334.79 Feet of the South West 1/4 of the North East 1/4 of Sec. 12, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the center line of Rand Road, all in Cook County, Illinois, which survey is attached as Ex. 'A' to Declaration of Condominium Ownership and of easements, covenants and restrictions for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois Banking Corporation as Trustee under Trust Agreement dated Oct. 2, 1972, and known as Trust No. 7210916 recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22368743; 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 the 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, in Cook County, Illinois. ALSO Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth of the Declaration of Easements made by Bank and Trust Company, as Trustee under Trust Agreement dated October 2, 1972 and known as Trust No. 7210916 and recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 22163198, all in Cook County, Illinois

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2500
2505

Office

UNOFFICIAL COPY

Property of Cook County

2500
EPS

12.00

This space for affixing Titles and Revenue Stamps

Office

KNOW ALL MEN

(Permanent Index No.: 0 2 - 1 2 - 2 0 0 - 0 1 8 - 1 0 3 0.)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate in any part thereof; to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof in 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion; to execute contracts to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to do with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (a) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (b) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only a life interest in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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, S. [Name] hereunto set their hand and seal, this 12th day of DECEMBER, 1977.

24220785

This Deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees 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 grantees 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 other terms of said declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended declaration recorded pursuant thereto.

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Joseph S. Sikora, Jr. (SEAL)
Joseph S. Sikora, Jr. (SEAL)

Jeanne M. Sikora (SEAL)
Jeanne M. Sikora (SEAL)

State of Illinois } ss. I, W. A. MURPHY a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that JOSEPH S. SILORA, JR. and
JEANNE M. SIKORA, His Wife

personally known to me to be the same person S whose name S are 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 1st day of DECEMBER 1977



W.A. Murphy
Notary Public

Document Number
24 275 786

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 55

For information only insert street address
of above described property.

*Instrument prepared by
William G. Murphy
105 27th Madison St.
Chicago, Ill.*

UNOFFICIAL COPY

Form 104 R 5/72
533
Name: Gay Henderson
Address: 150 W. Monroe St
City: Chicago, Ill 60602

Property of Cook County Clerk's Office

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RECORDED
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ILLINOIS
RECORD
Dec 7 2 20 PM '77

END OF RECORDED DOCUMENT