

UNOFFICIAL COPY

24 286 845

This Indenture Witnesseth That the Grantor (s)
MAUREEN A. BONAGURA, a Single Person & never been married

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of the County of Cook and State of Illinois for and in consideration
of TEN and NO/100 Dollars,

an other good and valuable considerations in hand, paid, Convey^s and Quit-Claim^s unto
GLENN STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agree-
ment dated the 15th day of December 1977, known as Trust Number 1594

the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

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 lease said property, or any part thereof, from time to time, in possession or reversion, by leases
to commence in present 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 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 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 which 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, or every
deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate, or 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 agree-
ment 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 amend-
ment 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 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 aforesaid has hereunto set hand and
seal this 22nd day of DECEMBER 1977

Maureen A. Bonagura (SEAL)

(SEAL)

(SEAL)

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66-02-331 E
JAN 17
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" 911
" 870

This Deed was prepared by:
Graham E. Heniken
800 Waukegan Road
Glenview, Illinois 60025

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Property of Cook County Office

Unit 19-C in Forty East Cedar Street Condominium, as delineated on the survey of that portion of Lots 8, 9 and 10 (taken as a tract) in the Assessors Division of Block 2 in the subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional 1/4 of Section 3, Township 39 North, Range 14, described as follows: Beginning at a point on the North line of Cedar Street, 5 feet West of the South East corner of said Lot 9, running thence West on the said North line of Cedar Street, 83 feet, thence North at right angles with said North line of Cedar Street, 145 5/10 feet, more or less to the North line of said Lot 9, thence East along the North line of said Lot 9 and the North line of said Lot 10 to the Southwest corner of Lot 5 in Talbot's Subdivision of Lots 15 to 20 both inclusive, in Healy's Subdivision of Lot 1, the North 1/2 of Lot 11 and part of Lot 10 in Assessors Division of Block 2 aforesaid; thence South along the West line of Lot 5 aforesaid produced South 20 feet; thence West parallel with the North line of Lot 10 aforesaid, 5 feet thence South 125 5/10 feet more or less to the place of beginning in Cook County, Illinois (hereafter referred to as the "parcel"), which survey is attached as Exhibit "A" to the Declaration of Condominium made by First Bank of Oak Park, as Trustee under Trust No. 10400, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 24203714, together with an undivided 1.37 per cent interest in said parcel (except from said parcel all the property and space comprising all of the Units thereof as defined and set forth in said Declaration of Condominium and survey attached thereto).

Subject to: Taxes for the year 1977 and subsequent years, applicable zoning and building laws and ordinances, covenants, conditions, restrictions, building lines and easements of record, the recorded Declaration of Condominium Ownership and any amendments recorded thereunder, and conditions and limitations imposed by the Condominium Property Act of the State of Illinois as amended from time to time.

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

7A 285 845

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STATE OF ILLINOIS }
COUNTY OF COOK }

ss. I, _____ the undersigned

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
MAUREEN A. BONAGURA, a Single Person & never been married

_____ who is
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 _____ 22nd _____ day
of _____ DECEMBER _____, 19 77

Deborah A Bartlett
Notary Public.

My Commission Expires
June 2, 1980



NOTICE
RECORDED
JAN 17 9 07 AM '78

*24286845

TRUST No. _____

DEED IN TRUST

TO

GLENVIEW STATE BANK
TRUSTEE

PROPERTY ADDRESS

GLENVIEW STATE BANK
1825 Glenview Road
Glenview, Illinois

END OF RECORDED DOCUMENT