

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor

24 313 598

JUDITH ANN PINKA, a spinster

of the County of Cook and the State of Illinois for and in consideration of -----TEN----- Dollars,

and other good and valuable consideration in hand paid, Convey-----and Warrant-----unto

NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its successor

or successors as Trustee under the provisions of a trust agreement dated the 31st day of October

19 77 known as Trust Number 4297, the following described real estate in the County of

Cook and State of Illinois, to-wit:

SEE ATTACHED

11 00

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 convey, either with or without consideration, to convey, all premises 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 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 praesenti 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 199 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 easement 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 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 that the terms of this trust have been complied with, or be obliged to inquire into the expediency 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 thereto, 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 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 cases made and provided.

And the said grantor 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 aforesaid has hereunto set her hand and

seal this 1st day of November 19 77

Judith Ann Pinka
Judith Ann Pinka

(SEAL)

(SEAL)

I hereby declare that the attached deed represents a transaction exempt from taxation under Paragraph 2, Section 4, of the Real Estate Transfer Tax Act of 1918.

24 313 598

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STATE OF ILLINOIS) SS. I, Suzanne M. Babbitt
COUNTY OF COOK)

a Notary Public in and for said County, in the State aforesaid, do hereby certify
that Judith Ann Pinka, a spinster

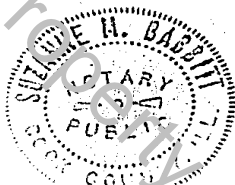
personally known to me to be the same person whose name
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that she signed, sealed and delivered the said instrument
as her free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

GIVEN under my hand notarial seal this
1st day of November A. D. 19 77

PREPARED BY:

Suzanne M. Babbitt

Notary Public.



Suzanne M. Babbitt

RECORDED OF DEEDS

#24313598

Box 246

Trust No.

ILLINOIS
RECORD

FEB 6 9 00 AM '78

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

TO
NORTHWEST NATIONAL BANK OF CHICAGO
IRVING PARK AND CICERO AT MILWAUKEE
TRUSTEE

NNNB

UNOFFICIAL COPY

Unit 1-A in Grand Point Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel); Lots 7 and 8 in Block 49 in Westwood, being Mills and Sons Subdivision in the West half of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian (except the North part thereof described as follows: Beginning at the North-West corner of said Lot 7; thence running Southerly along the West line of said lot a distance of 149 feet to a point; thence Easterly at right angles to the aforesaid line a distance of 52.4 feet to a point of intersection with a line perpendicular to the East line of Lot 8 having a length of 47.6 feet and 145.5 feet South of the Northeast corner of Lot 8; thence Easterly along the aforesaid line which is perpendicular to the East line of Lot 8, to the East line of Lot 8; thence Northerly along the East line of Lot 8 a distance of 145.5 feet to the Northeast corner of Lot 8; thence Westerly along the Northerly line of Lots 7 and 8 to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium by Pioneer Bank and Trust Company, as Trustee under Trust Agreement dated December 10, 1976, and known as Trust Number 20173 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 24118153, together with an undivided 4.70% interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois

Grantor also hereby grants to Grantee, its successors and assigns as an easement appurtenant to the premises herein conveyed, a perpetual exclusive easement for parking purposes in and to Parking Space No. 11 as defined and set forth in said Declaration and Survey.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein and general taxes for the year 1977 and subsequent years.

24 313 598

END OF RECORDED DOCUMENT