

24 318 438

This Indenture Witnesseth, That the Grantor, _____

John E. Roberts, a Bachelor

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 and Quit-Claim 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 23rd day of December 19 77, and known as Trust Number 22895

the following described real estate in the County of Cook

and State of Illinois, to-wit:

SEE EXHIBIT "A" HERETO ATTACHED

11.00

EXHIBIT "A"

Unit No. 2626 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 25 and accretions thereto lying West of the West line of Lincoln Park as fixed and established by decree in case 274470 Circuit Court of Cook County, Illinois (plat thereof recorded October 11, 1906 as Document 3937332), in C.U. Gordon's Addition to Chicago, being a Subdivision of Lots 5, 6, 23 and 24 and vacated street lying between said Lots in School Trustees Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, also that part of Lot 7 and accretions thereto lying West of the West line of Lincoln Park as fixed and established by decree in Case 274470, Circuit Court of Cook County, Illinois, (plat thereof recorded October 11, 1906 as Document 3937332) in School Trustee Subdivision aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for the Imperial Towers Condominium Association made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1977 and known as Trust No. 41300 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24165981 together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).

Commonly known as Unit 2626 at the Imperial Towers Condominium, 4250 North Marine Drive, Chicago, Illinois.

Exempt under provision of Paragraph E, section 4, of 200-1-2 & 6

24 318 438

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UNOFFICIAL COPY

Property of Cook County

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 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 198 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 should 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, (c) 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, (d) 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, (e) 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 (f) 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 duly 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, 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 hereof 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 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 27 day of DECEMBER 1927

Address of Grantee:
CENTRAL NATIONAL BANK IN CHICAGO

120 South La Salle Street
Chicago, Illinois 00003

This document prepared by
WARREN E. KING, 130 N. LaSalle St.
Chicago, Illinois

mail to

24 318 436

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STATE OF Illinois
County of COOK } ss.

I, JOY SHIRES

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
John E. Roberts, a Bachelor

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 he signed, sealed and delivered the said Instru-
ment as his 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 27th day of
December A. D. 1977.

Joy Shires
NOTARY PUBLIC

My commission expires 12-11-81.



FEB 8 1 20 PM '78

RECORDED
*24318438

BOX 333

TRUST NO.

Deed in Trust

QUIT CLAIM DEED

TO

CENTRAL NATIONAL BANK
IN CHICAGO

TRUSTEE

FORM 507-016 (REV. 1/74)

END OF RECORDED DOCUMENT