

DEED IN TRUST

24353323

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor GUY J. BACCI AND FRANCES BACCI, HIS WIFE of the County of COOK and State of ILLINOIS for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and TRANSFER unto FIRST NATIONAL BANK OF CICERO, a National Banking Association of Cicero, Illinois, as Trustee under the provisions of a trust agreement dated the 16TH day of FEBRUARY 19 78, known as Trust Number 5733, the following described real estate in the County of COOK and State of Illinois to-wit:

CONDOMINIUM UNIT 14A AT 40 E. CEDAR, CHICAGO, ILLINOIS ALL AS MORE FULLY DESCRIBED ON THE ATTACHED SHEET.

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 convey with or without consideration, to convey said 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 lease to comply with the terms and provisions thereof as 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 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 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 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 thereof, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 so 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 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor s foregoing have hereunto set their hand i and seal s this 16th day of February 19 78

(Seal) (Seal) GUY J. BACCI (Seal) FRANCES BACCI (Seal)

Illinois State of COOK ss. I, MARC H. WEINSTEIN, Notary Public in and for said County, in the state aforesaid, do hereby certify that GUY J. BACCI AND FRANCES BACCI, 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 16th day of February 19 78

Notary Public

BOX 984 FIRST NATIONAL BANK OF CICERO 6000 WEST CERMAK ROAD CICERO, ILLINOIS 60650

For information only insert street address of above described property.

Mail to: GUY J. BACCI 7222 W. CERMAK RD NORTH KINGSIDE, ILL 60646

This space for affixing filer's and Revenue Stamp

Document Number

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Signature

2/16/78

Office

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GRANTEE: Guy J. Bacci and Frances Bacci, his wife

Unit 14-A 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 Assessor's Division of Block 2 in the subdivision by the Commissioner 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 1/2 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 Bealy's Subdivision of lot 1, the North 1/2 of lot 11 and part of lot 10 in Assessor's 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 16 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" of 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 1.36 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, remaining property described in said survey or said Declaration.

Property of Cook County Clerk's Office

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CLERK OF DEEDS

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RECORDS

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END OF RECORDED DOCUMENT