

UNOFFICIAL COPY

DEED IN TRUST (Warranty Deed)

24 389 191

Form 402 - 7-54 - 1 M

**This Indenture Witnesseth, That The Grantor....**

**11<sup>00</sup>**

66-09824W  
.....ANA TORRES, A SPINSTER.....

of the County of COOK.....and State of ILLINOIS.....for and in consideration  
of \*\*\*\*\*TEN/100\*\*\*\*\* Dollars,  
and other good and valuable considerations in hand paid, Convey..., and Warrant...unto THE LAWNDALE  
TRUST AND SAVINGS BANK located in the City of Chicago, County of Cook and State of Illinois, a cor-  
poration duly organized and existing under and by virtue of the laws of the State of Illinois, as Trustee under  
the provisions of a trust agreement dated the.....21st.....day of.....February.....1978, and  
known as Trust Number.....559....., the following described real estate in the County of  
COOK.....and State of Illinois, to-wit:

Unit No. 103..... as delineated on survey of the following  
described parcel of real estate (hereinafter referred to as  
"Parcel"): Lot 1038 in Block 21 in the Third Division of  
Riverside North East 1/4 of Section 36, Township 39 North, Range  
12, East of the Third Principal Meridian, in Cook County,  
Illinois which survey is attached as Exhibit "A" to Declaration  
of Condominium made by The Exchange National Bank of Chicago, a  
national banking association, as trustee under trust agreement dated  
April 13, 1971 and known as trust no. 25180 recorded in the  
Office of the Recorder of Cook County, Illinois as Document No.  
22231904; together with an undivided 8.333 % 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).

Grantor also hereby grants to grantee, their successors and  
assigns, as an easement appurtenant to the premises herein  
conveyed, a perpetual, exclusive easement for parking purpose  
in and to Parking Area No. 103-G, as defined and set forth in  
said Declaration and survey.

Party of the first part also hereby grants to parties of the  
second part, their 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.

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

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Property of Cook County

Exempt under provisions of Paragraph 2, Section 4,  
Real Estate Transfer Tax Act.

3-4-78  
Date

Buyer, Seller or Representative

Prepared By  
Leticia L. Valencia  
Lawndale Trust & Savings Bank  
3333 W. 26th Street  
Chicago, Illinois 60623

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 either 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 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 an 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 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 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 case 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 hand and seal this 1st day of April 1978.

ADA TORRES

Seal

Seal

Seal

Seal

(Seal) 66-0982461

15-36-203-059-1003

24 389 191

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, MARIE MARTINEZ, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY,  
That ADA TORRES, 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 ....he.... signed, sealed and delivered the said  
Instrument as ..... 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 .....  
day of April, A. D. 19 78.

My Commission Expires Feb. 20, 1982

ILLINOIS  
RECORD  
APR 5 9 00 AM '78

CLERK OF DEEDS  
\*24389191

BOX 624

Trust No. ....

**DEED IN TRUST**

(WARRANTY DEED)

to  
The Lawndale Trust and  
Savings Bank  
Trustee

The Lawndale Trust and  
Savings Bank  
3333 WEST 26th STREET  
CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT