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WARRANTY DEED IN TRUST COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

1980 MAY 14 PM 12:29

25456468

The above space for recorder's use only

67-71-379
67-71-379

THIS INDENTURE WITNESSETH, That the Grantors, Michael G. Murray, a bachelor, and Patricia L. Murray, a spinster,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of April, 1980, known as Trust Number 1077348 the following described real estate in the County of Cook and State of Illinois, to-wit:

Units 3762-2 as delineated on Survey of Lots 107 and 108 in Miller's Subdivision of Blocks 5 and 6 in Edson's Subdivision of the South 3/4 of the East 1/2 of the Northwest 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Bank of Ravenswood as Trustee under Trust No. 25-3219 filed in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24520766. (Together with an undivided 16.782 interest in the common elements as defined and set forth in said Declaration and Survey.)

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 or 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 future, 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 encumbrance appurtenant to said premises or any part thereof, and to deal with said property and any 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 trust 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 shall be hereby declared to be 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 grantors 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 grantors aforesaid have hereunto set their hands and seals this 11th day of April, 1980.

Michael G. Murray (Seal) *Patricia L. Murray* (Seal)
Michael G. Murray Patricia L. Murray
(Seal) (Seal)

This deed prepared by Thomas J. McNulty, 8300 Sears Tower, 233 South Wacker Drive, Chicago, Illinois 60606

State of Illinois } ss. I, _____ a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Michael G. Murray and
Patricia L. Murray

personally known to me to be the same persons whose names 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 11th day of April, 1980

Synda Perry
Notary Public

Form 91 Chicago Title and Trust Co. 3762 North Lakewood, Chicago
Box 533 For information only insert street address of above described property.

8087
CO. REC. 016
4 5 1 2 6
REC'D
MAY 14 1980
DEPT OF REVENUE
REVENUE AMT \$480
REVENUE AMT \$480
13600
136
10.00

SPRINGFIELD ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 14 1980
DEPT OF REVENUE
REVENUE AMT \$480
REVENUE AMT \$480
13600
136
10.00

CANCELLED
MAY 14 1980
DEPT OF REVENUE
REVENUE AMT \$480
REVENUE AMT \$480
13600
136
10.00

STALS - 0032
110-00-057
CITY OF CHICAGO
OFFICE OF REAL ESTATE TRANSFER
25456468

UNOFFICIAL COPY

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DIV.

RIDER A

Document No. 24520766. (Together with an undivided 16.782 interest in the common element as defined and set forth in said Declaration and Survey.)

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT