

UNOFFICIAL COPY

QUIT-CLAIM
WARRANTY DEED IN TRUST
1980 MAY 21 AM 11 52

25463731

FORM 3753 BANKFORMS, INC.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, ALEXANDER ADOLPH BRUNI
AND PEGGY NELL BRUNI, HIS WIFE,
of the County of COOK and State of ILLINOIS, for and in consideration
of the sum of TEN AND 00/100THS Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey
and ~~quit claim~~ into the COSMOPOLITAN NATIONAL BANK OF 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 16th day of MARCH 1979, and known as Trust Number 24635
the following described real estate in the County of COOK and State of Illinois, to-wit:
UNIT 202, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE:

LOTS 25, 26, 27, AND 28 IN HUSTED'S SUBDIVISION OF SOUTH PART OF
BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP
40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF
CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE
UNDER TRUST AGREEMENT DATED DECEMBER 2, 1977, AND KNOWN AS TRUST
NUMBER 22873 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS AS DOCUMENT NUMBER 24256262, TOGETHER WITH ITS UN-
DIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING THERE-
FROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF)
AS SET FORTH IN SAID DECLARATION.

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 carry 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, to 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
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 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 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 may deem 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 that the terms of this
instrument 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, 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, (e) that at the time of the
delivery thereof the trust created by this Indenture and by the Trust Agreement and every deed, lease or other instrument executed
thereof was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and
authorized and empowered to execute and deliver every such 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 fully 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 The Cosmopolitan National Bank of 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, any and
all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee 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
in connection with said real estate and so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge of the same). All
persons and corporations whatsoever and whatever 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 the 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
Cosmopolitan National Bank of 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 not
similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to register or not
in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of
Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land
is in accordance with the true intent and meaning of the trust.

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 hereunto set their hands and
seals this 8th day of May 1980

(SEAL) Alex Bruni (SEAL)
(SEAL) Peggy Nell Bruni (SEAL)

State of ILLINOIS)
County of COOK) SS. I, the undersigned a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Alex Bruni and
Peggy Nell Bruni

personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appeared before me, and they acknowledged that
they signed, sealed and delivered the same as their free and
voluntary act, for the uses and purposes therein expressed, and waiver of the
right of homestead.
Given under my hand and notarial seal this 8th day of May 1980

The Cosmopolitan National Bank of Chicago
Box No. 626

2201 N. SOKERLAND, UNIT 202, CHICAGO, IL.
For information only list street address of above described property.

Example under Real Estate Transfer Tax Act Sec. 4
of Cook County Ord. 95104
NO TAXABLE CONSIDERATION
Date 5-21-80

10.00
25463731
THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
108 NORTH DEARBORN ST. CHICAGO, ILL. 60610

END OF RECORDED INSTRUMENT