

# UNOFFICIAL COPY

1980 JUN 5 PM 2 31

## DEED IN TRUST

25478067

THIS INDENTURE WITNESSETH that the Grantor Michael G. Coan, divorced and not since remarried, 2167 North Clybourn, Chicago, 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, Conveys and warrants unto the MARQUETTE NATIONAL BANK, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 31st day of March 1980 known as Trust Number 9432, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal attached hereto:

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, high ways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to successors or 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 and property, or any part thereof, from time to time, in possession or reversion, by leaves to commence, on present or future, and upon any terms and for any period, or periods of time, not exceeding in the case of an annual 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 conditions 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 living the amount of present or future rentals, to partition or to exchange said property, or any part thereof, with 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 of 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 in which said premises or any part thereof shall be conveyed, contracted to be so leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, or money borrowed or advanced on said premises, or be obliged to: 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 constitute 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 a 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 thereto and binding upon all beneficiaries thereunder, 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, duties, trusts and obligations of the trust of 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 to the sale of 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, fee, 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 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 a 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 his hand and seal this 2nd day of April 1980.

(Seal)

Michael G. Coan

(Seal)

Prepared By: Robbins, Coe, Rubinstein & Shafran, Ltd.

State of Illinois  
County of Cook



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Michael G. Coan, divorced and not since remarried 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 instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and the waiver of the right of homestead.  
Given under my hand and notarial seal this 14th day of May 1980.

Wendy Harris  
Notary Public

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit 1NR 2137-45 W. Lakewood  
Chicago, Illinois

DELIVERY INSTRUCTIONS:

Box 15  
Marquette National Bank  
6316 South Western Avenue  
CHICAGO, ILLINOIS 60636

OR

Box 600

FOR RECORDERS USE ONLY

25478067



25478067

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUN-5-80  
RESERVE



CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JUN-5-80  
RESERVE

Cook County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JUN-5-80  
RESERVE

10.00

90.00

90.00

22.50

22.50

0.00

22.22

22.50

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Unit NR as delineated on the Survey of the following described Parcel:  
Lots 31, 32, 33 and 34 in Subdivision Block 7 in the Subdivision of Block 17 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to and made a part of Declaration of Condominium Ownership of 2137-45 North Lakewood Building made by Lake View Trust and Savings Bank, as Trustee under Trust Agreement dated December 15, 1977 and known as Trust Number 4627, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 10, 1979 as Document Number 25-095-357 and amended by Amendment recorded on May 12, 1980 as Document Number 25,453,210, together with an undivided 5 % interest in the common elements as described and set forth in the said Declaration (excepting all the units as defined and set forth in said Declaration and survey), in Cook County, Illinois.

25478067

**END OF RECORDED DOCUMENT**