

# UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor,

Michael W. Wu, Married to Pin-Lin Wu, and Li-Teh Wang, Married to Nancy T. Wang  
of the County of Cook and State of Ill., for and in consideration  
of the sum of Ten Dollars (\$ 10.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,  
Convey and Quit claim  
unto NATIONAL BOULEVARD BANK OF CHICAGO, 400-410 North Michigan Avenue, Chicago, Illinois 60611,  
a National Banking Association, as Trustee under the provisions of a certain Trust Agreement, dated  
the 10th day of January 19 80, and known as Trust Number 5881  
the following described real estate in the County of Cook State of Illinois, to-wit:

### EXHIBIT A

#### 535 N. MICHIGAN AVE. CONDOMINIUM LEGAL DESCRIPTION

Unit No. 2905, 535 N. Michigan Ave. Condominium as delineated  
on the survey of a portion of:

PARCEL 1:

Lot 7 in Assessor's Division of the South half and the East  
100 feet of the North half of Block 21 in Kinzie's Addition  
to fractional Section 10, Township 39 North, Range 14, East  
of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South half and the  
East 100 feet of the North half of Block 21 in Kinzie's  
Addition to Chicago in Section 10, Township 39 North, Range 14,  
East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

Lot 7 in W. L. Newberry's Subdivision of the North 118 feet of  
the West 200 feet of Block 21 in Kinzie's Addition to Chicago  
in Section 10, Township 39 North, Range 14, East of the Third  
Principal Meridian, in Cook County, Illinois.

PARCEL 4:

The triangular shaped part of the East and West public alley  
lying West of and adjoining the East line of Lot 7, extended  
South, to its intersection with the South line of Lot 7, ex-  
tended East, in said Newberry's Subdivision, being that  
portion of said alley vacated by Ordinance passed October 11,  
1961 and recorded November 1, 1961 as Document 1833484, all  
in Cook County, Illinois.

TORRENS: A PORTION OF THE PREMISES ARE REGISTERED  
UNDER "AN ACT CONCERNING LAND TITLES".

(Affects East 25 feet of Lot 9 in Parcel 2)

which survey is attached as Exhibit A to the Declaration of Condominium  
recorded as Document No. 25290238 and filed as Document No.  
3127574 together with its undivided percentage interest in the  
Common Elements as defined and set forth in the Declaration of  
Condominium.

Grantor also hereby grants to Grantee, its successors and  
assigns, as rights and easements appurtenant to the above described  
real estate, the rights and easements for the benefit of said real  
estate set forth in the aforesaid Declaration of Condominium, and also  
in the Declaration of Easements, Covenants and Restrictions recorded  
as Document No. 25298696 and filed as Document No. 3138565.

Grantor reserves to itself, its successors and assigns, the  
rights and easements set forth in said Declaration of Condominium  
and said Declaration of Easements, Covenants and Restrictions for  
the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions,  
conditions, covenants and reservations of record and contained in  
the Declaration of Condominium and the Declaration of Easements,  
Covenants and Restrictions the same as though their provisions were  
recited and stipulations at length herein.

The Tenant, if any, of this Unit has either waived or has failed  
to exercise his right of first refusal to purchase this Unit or had  
no such right of first refusal, pursuant to Chapter 100.2 of the  
Municipal Code of Chicago and the provisions of the Illinois Condominium  
Property Act.

25485117

25485117

RETURN TO  
Transfer Desk

# UNOFFICIAL COPY

Property of Cook County

See legal description attached hereto and made a part hereof

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. 2, Cook County Ord. 95104 Par.

Date 5-2-80

Sgt. J. Martenic

This instrument prepared by:

Michael W. Wu  
423 W. Briar Pl.  
Chicago, Ill. 60657

Exempt under provisions of Paragraph(s) E  
Section 200.1 Chicago Transaction  
Tax Ordinance.

5-2-80

Date

Buyer, Seller or Representative

### SUBJECT TO

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 redivide 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, on 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 any, 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 easement 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 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, 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 a successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust 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, trust deed, mortgage, 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, (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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither National Boulevard 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 connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever 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 said 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 National Boulevard 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 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 S, hereby expressly waive S, and release S, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid ha ve hereunto set \_\_\_\_\_ hand and seal on this 10th day of January 19 80

Michael W. Wu [SEAL] \_\_\_\_\_ [SEAL]  
W. J. S. [SEAL] \_\_\_\_\_ [SEAL]

25483117

RETURN TO  
Transfer Desk

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# UNOFFICIAL COPY

STATE OF Illness  
COUNTY OF Cook

MARIAN ROBINSON

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael W. Wu, Married to Pin-Lin Wu

Li-Feh Wang, Married to Nancy T. Wang

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 they have \_\_\_\_\_ signed, sealed and delivered the said instrument as a \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and \_\_\_\_\_ seal this

26<sup>th</sup> day of April, 1980

Marian Robinson  
Notary Public

My Commission Expires April 28, 1982

My commission expires \_\_\_\_\_

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

5-2-80  
Date

J. Martinec  
Buyer, Seller or Representative

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JUN 12 1980

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BOX Return To Box 634

TRUST NO.

DELIVER TO

Beed in Trust

3164878

TO

NATIONAL BOULEVARD BANK  
OF CHICAGO  
TRUSTEE

REGISTRAR OF TITLES

JUN 12 12 24 PM '80

3164878

INSTRUMENT NO. 156100

De Mar Robinson  
RETURN TO  
Transfer Desk

END OF RECORDED DOCUMENT