

# UNOFFICIAL COPY

DEED IN TRUST

25598233

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **JO ANN B. HOPPE**, a spinster of the County of **COOK** and State of **Illinois** for and in consideration of **TEN and 0/100 (\$10.00)** dollars, and other good and valuable considerations in hand paid, Conveys and ~~XXXXXX~~quit-claims into **BANK OF RAVENSWOOD**, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of **September 3** 19 **80**, known as Trust Number **254706**, the following described real estate in the County of **COOK** and State of **Illinois**, to-wit:

See Exhibit "A" hereto attached and hereof made a part.

This instrument prepared by: **Richard J. Cremieux, Edward T. Joyce, Ltd., 77 West Washington Street, Chicago, Illinois, 60602.**

(Permanent Index No.: \_\_\_\_\_)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes therein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof; to delineate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute contracts of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to such person or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the premises and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, to convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and everything thereon in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Recipient 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 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 \_\_\_\_\_ after and by \_\_\_\_\_ her \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_.

\_\_\_\_\_  
(SEAL) JoAnn B. Hoppe (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois ss. I, Deborah Bourke a Notary Public in and for said County, in County of COOK do hereby certify that JoAnn B. Hoppe, a spinster

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ is \_\_\_\_\_ she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ her \_\_\_\_\_ 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 3rd day of September 19 80.

Deborah Bourke  
My Commission Expires Oct. 22, 1983

**bank of ravenwood** Trust No. 6, 39 East Schiller, Chicago, Illinois  
For information only Insert street address of above described property.

CHICAGO, ILLINOIS 60640  
BOX 55

This space for affixing Riders and Revenue Stamps  
 Section 4. 200-1-266  
 Buyer, Seller or Representative  
 Date 9/5/80

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## EXHIBIT A

### Legal Description

#### ASTOR PLAZA CONDOMINIUM

Unit 6 in the Astor Plaza Condominium as delineated on a survey of the following described real estate: Part of Lot 35 in Astor's addition to Chicago in the North fractional quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 25237660, in the office of the Recorder of Deeds of Cook County, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee, their Successors and assigns, all rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its Successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Conveyance is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated herein.

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COOK COUNTY, ILLINOIS  
FILED 5000 DEPT 28  
1980 SEP 25 AM 10:28

*Sidney K. Olson*  
RECORDER OF DEEDS  
25598233

COOK COUNTY

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT