

DEED IN TRUST

WARRANTY

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1980 OCT 27 AM 9:00

Lidney K. Olson
RECORDER OF DEEDS
25639457

25639457

The above space for recorder's use only

67 94754 M

THIS INDENTURE WITNESSETH, That the Grantor
Garry Becker and Jean Becker, his wife

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, Convey^s and Warrant^s unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, La Salle and Adams, Chicago, Illinois 60690, its successor or successors, as Trustee under a trust agreement dated the 14th day of October, 1980, known as Trust Number 37456, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO UNIT NO. 1014

This Document Prepared by:

Exchange National Bank of Chicago
LaSalle and Adams
Chicago, Illinois 60690

Attention: Sanford Kovitz

SANFORD KOVITZ, FIRST VICE PRESIDENT

11 00

(Permanent Index No.: 10-36-100-015-1152)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein 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 dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or convey or execute grants of options to purchase, to execute contracts to sell on any terms, with or without consideration; to convey the 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 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; 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 reversion; 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, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to said 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 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 (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 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 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid ha^ve herewith set their hand and seal this 21 day of October 1980.

Garry Becker (SEAL)
Garry Becker

Jean Becker (SEAL)
Jean Becker

(SEAL) (SEAL)

NO TAXABLE CONSIDERATION

EXCHANGE NATIONAL BANK OF CHICAGO

Box 132

For information only insert street address of above described property.

Exempt under provision of Paragraph E, Section 4, Real Estate Transfer Tax Act.
Oct 21 1980
Buyer, Seller or Representative

25639457

Document Number

UNOFFICIAL COPY

State of Illinois
County of Cook } SS.

I, Cerald Brand a Notary Public in and for said County, in
the state aforesaid, do hereby certify that
Garry Becker and Jean Becker, his wife

personally known to me to be the same person S, whose name S subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument as FAIR 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 21 day of October 1980

Cerald Brand
Notary Public

My Commission Expires June 22, 1982



25639457

Property of Cook County Clerk's Office

Property

PARCEL 1:
UNIT 1014, AS DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING-
DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):
THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION
36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
(EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE
WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS
FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET
EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND
THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE
OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTH WEST 35 FEET TO A POINT
ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET
SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH, ALONG SAID
EAST LINE OF NORTH KEDZIE AVENUE 450.00 FEET, TO SAID SOUTH LINE OF
WEST TOUHY AVENUE; THENCE EAST, ALONG SAID SOUTH LINE OF WEST TOUHY
AVENUE, 26.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE
OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT
21906206 TOGETHER WITH AN UNDIVIDED .3631 PER CENT INTEREST IN THE
ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS
DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP
AND SURVEY IN COOK COUNTY, ILLINOIS

ALSO
PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF
EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT
2052033A MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF
ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A
NEVADA CORPORATION, TO GARRY AND JEAN BECKER DATED MAY 31, 1972 AND
RECORDED SEPTEMBER 27, 1972 AS DOCUMENT 22064955 FOR VEHICULAR INGRESS
AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET, AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF,
OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5, TOGETHER WITH ALL THAT
PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF
BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF
VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID
BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF
VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT
AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER
WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF
NORTH KEDZIE AVENUE, ALL IN COLI OF GREEN SUBDIVISION OF PART OF THE
WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE
DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID TRACT; THENCE WEST ALONG THE
NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE
PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE
OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49
FEET TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE
EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) ALL IN
COOK COUNTY, ILLINOIS.

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