

1401399 68-11-824 75

25695826

This Indenture Witnesseth, That the Grantor, John

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E. Roberts, a bachelor

of the County of Cook and State of Illinois, for and in consideration

of the sum of Ten and no/100 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 CENTRAL NATIONAL BANK IN 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 17th day of October 19 80 and known as Trust Number 24553

the following described real estate in the County of Cook and State of Illinois, to-wit:

See exhibit attached hereto and made a part hereof.

Exempt unit Real Estate 11-24-80

COOK COUNTY, ILLINOIS

COOK COUNTY, ILLINOIS FILED FOR RECORD 1980 DEC -8 AM 10: 13

Sidney K. Olson RECORDER OF DEEDS

25695826

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 re-adjudge 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 reservation, 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 at all of the title, 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 leases to commence in present or in future, 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 extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms of a provision of any lease at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase, 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 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 owing the same 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 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 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 Central National Bank in 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 it in the name of the then beneficiaries under said Trust Agreement as their attorney, 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 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 Central National Bank in 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 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 25th day of November 19 80

Address of Grantee: CENTRAL NATIONAL BANK IN CHICAGO 120 South La Salle Street Chicago, Illinois 60603

Common Address:

John E. Roberts

THIS DOCUMENT PREPARED BY WILLIAM F. CALMER SUITE 2410

25695826

REGISTERED & REMITTED

UNOFFICIAL COPY

14401200

Property of Cook County Clerk's Office

Unit Number 19-A, in 3440 Lake Shore Drive Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots One (1) and Two (2) in Center Division of that part of Lot Twenty Six (26) (Except the Westerly Two Hundred Feet thereof) lying Westerly of Sheridan Road in the Subdivision of Block Sixteen (16) in Hundley's Subdivision of Lots Three (3) to Twenty One (21) and Thirty Three (33) to Thirty Seven (37) in Pine Grove in Fractional Section 21, Township 40 North, Range 14, East of the third principal meridian, in Cook County, Illinois, which plat of Survey is attached as Exhibit D to Declaration of Condominium made by American National Bank and Trust Company of Chicago, A National Banking Association, as Trustee under Trust Agreement dated March 5, 1970 and known as Trust No. 45940 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 25106205, together with its undivided percentage interest in the common elements.

25695626

for Provisions of Act of March 1, 1909, Section 4,
of Transfer Tax Act,
William F. Hallinan
Buyer, Seller or Representative

seal
Add
CEN
120
CHIC
Cook

Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS

County of COOK

} ss.

I, CHRISTINA SWAN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

JOHN E. ROBERTS

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 waiver of the right of homestead.

Given under my hand and Notarial Seal this 25th day of November A. D. 1980.

My commission expires

SEPTEMBER 8, 1984



Property of Cook County Clerk's Office

256955826

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, ILL. 60602

BOX 333
TRUST NO.

Deed in Trust

QUIT CLAIM DEED

TO
CENTRAL NATIONAL BANK
IN CHICAGO
TRUSTEE

FORM 807/018

END OF RECORDED DOCUMENT