

DEED IN TRUST
(QUIT-CLAIM)

25705801

(The Above Space For Recorder's Use Only)

15970 (67-74-157)
25705801 (1980)

THIS INDENTURE WITNESSETH, that the Grantor
Michael J. Cozza, 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 unto Gladstone-Norwood Trust & Savings Bank, an Illinois bank-
ing corporation of Chicago, Illinois, 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 19th day of November, 1980, and known as Trust Number
635, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: EXHIBIT A

Unit No. 108, in Lawrence Point Condominium as delineated
on Plat of Survey of the following described parcel of real
estate:

Lot 49 in Lawrence Avenue Terrace, being a subdivision of
Lot 1 (except the East 1/2 acres thereof) in Henry Jagues
Subdivision of the South 1/2 of the Southwest 1/4 of Section 12,
Township 40 North, Range 12 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
Ray Venture, Ltd., a corporation of Illinois and recorded in
the office of the Recorder of Deeds of Cook County, Illinois
as Document Number 25548754, together with its undivided per-
centage interest in the common elements.

Parcel 2:

The exclusive right to use parking space P-15, a
limited common element, as delineated on the survey attached
to the Declaration aforesaid.

Grantor also hereby grants to Grantee(s), and the successors
and assigns of the Grantee(s), as rights and easements appurtenant
to the above described real estate, the rights and easements for
the benefit of said property set forth in the aforementioned
Declaration, 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 Deed is subject to all rights, easements, restrictions,
conditions, covenants and reservations contained in said Declara-
tion the same as though the provisions of said Declaration were
recited and stipulated at length herein.

LAWRENCE POINT DEED .

25705801

25705801

14

See rider attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

REC'D DEC 15 PM 2:14

25705801

Property of Co

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 with respect to the real estate or any part or parts of it, and at any time or times 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 or any part thereof, 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 leases to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend or renew or extend any lease 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, and options to renew, lease 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 easements 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 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 any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the said real estate, or be obliged to see that the terms of the 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, or to be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, or to the said Trust Agreement or in all amendments thereof, if any, and as binding upon all beneficiaries hereunder, (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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither 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 done or omitted by it or its agents or attorneys or to 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 Grantee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as the Grantee, 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, assets and proceeds arising from the sale or any other disposition of the trust property, and said 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 trust property as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 set hereunto set his hand and seal this 1st day of February, 1983.

Michael J. Cozza
Michael J. Cozza

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Michael J. Cozza, a bachelor personally known to me to be the same person whose name is subscribed to the foregoing instrument and who has signed and delivered the said instrument as his own, 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 1st day of February, 1983.

Document Prepared By:

John Fielding
10 South LaSalle Street
Chicago, Illinois 60603

ADDRESS OF PROPERTY:
Unit 108, 7650 West Lawrence Avenue,

Norridge, Illinois 60634
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

AFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.

12-8-83
Date
Buyer, Seller or Representative

1000

25705801