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25714265



QUIT CLAIM
DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1980 DEC 22 PM 12:43

Sidney H. Olson
RECORDER OF DEEDS
25714265

Form 359 R 7/72

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Danny R. Lovett, a bachelor

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO/100s Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 6th day of November 1980, known as Trust Number 1078807 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION

12.00

RECORD & RETURN TO LAND TRUST DEPT.
CHARGE CTRT CO. TRUST #

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, in dedicated parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to divide said property as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without subdivision, to convey said premises 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 premises or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease, to commence in present or future, and 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 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 and options to renew leases and to partition or to exchange said property, 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusively presumed to be in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, so that such conveyance or other instrument executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, or that said 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 and every beneficiary hereunder 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 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, assets 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 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.

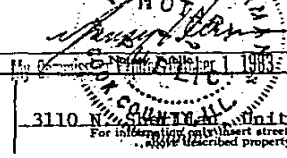
In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 9th day of December 1980.

Danny R. Lovett (Seal)
DANNY R. LOVETT (Seal)

THIS INSTRUMENT PREPARED BY:
Nancy Herman, Atty. (Seal)
205 W. Randolph (Seal)
Suite 1900
Chicago, IL 60606

State of Illinois) ss. NANCY HERMAN a Notary Public in and for said County, in
County of Cook) do hereby certify that Danny R. Lovett, a bachelor

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 9th day of December 1980



After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 533 (Cook County only)

3110 N. STATE ST. Unit 1605, Chicago, IL
For Illinois only (not for out-of-state address of
property)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5
AND
SEC. 2001-2 (b) CHICAGO TRANSACTION TAX
REAL ESTATE TRANSFER TAX ACT
DATE: 12/22/80 DECLARANT: *Danny R. Lovett*

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Document Number

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BARO TITLE AND TRUST COMPANY
as Trustee of Trust No. 1078807
and not personally
BY [Signature]

Unit No. 1605 in the 3110 N. Sheridan Condominium, as delineated on a survey of the following described real estate:

Parcel 1: Lot 12 and the South 5 feet of Lot 11 (except the East 7 feet of said premises taken for widening Lake View Avenue) in Block 5 in Braukman and Gehrkes Subdivision of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the North East fractional $\frac{1}{4}$ of the North West fractional $\frac{1}{4}$ of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2: The East 145 feet of Lot 1 in Brosseaus Resubdivision of Lots 21 to 24 in Culvers Addition to Chicago, being a Subdivision of the South 20 Rods of the North 60 Rods of the North West $\frac{1}{4}$ and the South $\frac{1}{4}$ of the North East $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 28, Township 40 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 No. 25288427; together with its undivided percentage interest in the common elements; and together with the exclusive right to the use of Parking Space P-47, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid, recorded as Document No. 25288427.

Party of the first part also hereby grants to party of the second part, their successors and assigns, 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 party of the first part 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 Declaration the same as though the provisions were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and liens of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; and existing leases, if any.

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END OF RECORDED DOCUMENT