

UNOFFICIAL COPY

25766259

This Indenture Witnesseth That the Grantor (s) THOMAS J. POWERS and CALVIN ASHFORD, JR.

of the County of COOK and State of ILLINOIS for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 29th day of January 19 81 known as Trust Number 6024, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 49B (hereinafter "Unit") as delineated on Survey of that part of Lot A described as follows: Commencing at a point on the East line of said Lot, 90.60 feet North of the South East corner thereof; thence West perpendicularly to said East line, 114.58 feet, more or less to the point of intersection with a line which is 22.50 feet East of and parallel with the West line of the South portion of said Lot A; thence North along said parallel line and said line extended, 24.605 feet; thence West along a line drawn perpendicularly to the East line of said Lot, 55.52 feet, more or less to a point on the West line of the North portion of said Lot; thence South along said West line 7.95 feet, more or less to the corner of the North portion of said Lot; thence East 32.99 feet along the South line of the North portion of said Lot to a point on the West line of the South portion of said Lot; thence South along said West line to the South West corner of said Lot; thence East along the South line of said Lot to the South East corner thereof; thence North along the East line of said Lot to the point of beginning, said Lot A being a consolidation of Lots 1 and 2 in Block 2 of Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustee's Subdivision of the South fractional 1/4 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 Declaration of Condominium made by Amalgamated Trust and Savings Bank, as Trustee, under Trust Agreement dated August 18, 1976 and known as Trust No. 3057, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 23675015; together with as undivided .816% interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration Survey), together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part, subject to: General real estate taxes for 1976 and subsequent years; Declaration of Easements, recorded February 5, 1964 as Document No. 19040387; Reciprocal Easement and Operating Agreement; recorded October 15, 1976, as Document No. 23675014; Encroachment of the balconies located on the East side of the property over the East line by 2 feet, more or less; encroachment of the trim on the building located on the property over the Easterly portion of the South line of the property by 0.06 feet, more or less; Easements, covenants and restrictions and building lines of record as set forth in the 1000 Condominium Association Declaration of Condominium Ownership recorded on October 15, 1976 as Document No. 23675015; Applicable zoning and building laws and ordinances; Acts done or suffered by party of the second part; Condominium Property Act of Illinois; Unrecorded lease, dated January 4, 1967, to Mayfair-Lennox Hotels, Inc., assigned to Nantucket, Inc., for the restaurant space for a term expiring August 31, 1982, with an option to extend for a ten year period; Unrecorded lease, dated April 12, 1976 to Mansher Laundry Co. for the laundry room for a term expiring March 31, 1986, with an option to extend for a five year period; 1000 Condominium Association Declaration of Condominium Ownership; and Existing lease to the Unit, if any.

25766259

25766259

Property of Cook County

25766259

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, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as 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 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 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 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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, and of their predecessors 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, avails 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, 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 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 S aforesaid have hereunto set their hand S and seal S this 29th day of January 19 81

Thomas J. Powers (SEAL)
Thomas J. Powers (SEAL)

Calvin Ashford, Jr. (SEAL)
Calvin Ashford, Jr. (SEAL)

THIS INSTRUMENT WAS PREPARED BY

Kenneth R. Given 100 W. Monroe St., Chgo., Il. 60603
Name Address

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

ss. I, Denise L. Johnson

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
THOMAS J. POWERS and CALVIN ASHEFORD, JR.

_____ who are
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 their
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 29th day
of January, 19 81

Denise L. Johnson
Notary Public



Property of Cook County Clerk's Office

Section 4.
2-6-81
Monica E. Schubert
Deputy

1981 FEB 6 PM 3 16

FEB-6-81 101987 25766259 11.50

Exempt under provisions of paragraph 2-6-81
Monica E. Schubert
Deputy

BOX 8

TRUST No... 40924.....

DEED IN TRUST

THOMAS J. POWERS and

CALVIN ASHEFORD, JR.

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

1000 Lake Shore Plaza
Unit 49B
Chicago, Illinois 60611

HARRIS TRUST AND SAVINGS BANK
CHICAGO
111 West Monroe Street

25766259

12841 (REV. 11/73)

END OF RECORDED DOCUMENT