

UNOFFICIAL COPY

DEED IN TRUST

25770464

25720692

1980 DEC 30 AM 11 26

4404

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MICHAEL RYAN and SUSAN RYAN, his wife of the County of DuPage 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 Warrant unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of November 1980, and known as Trust Number 4404 described real estate in the County of Cook and State of Illinois, to wit: Street address: Unit 1A-1210 Astor Street, Chicago, Illinois Legal description:

UNIT 1- "A". AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREAFTER REFERRED TO AS 'PARCEL'): LOT 17 IN BLOCK 10 (EXCEPT THAT PART TAKEN AND USED FOR DIVISION STREET) IN STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN 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 THE DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 16, 1972 AND KNOWN AS TRUST NUMBER 20220, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2211475, TOGETHER WITH AN UNDIVIDED 9.062 PERCENT INTEREST IN SAID PARCEL (EXCEPTING THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

1100

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement 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 resubdivide 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 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 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 futuro, and upon any terms 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 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 personal property, to grant easements or egress of any kind, to release, convey or assign any right, title or interest in or about or 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 owning the same to deal with the same, in any manner 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 inquire into 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 the authority, 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, 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, (e) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement is in full force and effect, (f) 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) that conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with 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 conditions that neither Amalgamated Trust & Savings Bank 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 amendments thereto, or any liability to persons or property arising 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 direction 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 earnings 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 interest, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank 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 each case made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 16th day of December 1980

[SEAL] [Signature] [SEAL] [Signature]

Illinois, I, Robert Polachek, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL RYAN and SUSAN RYAN, husband & wife

are the same person whose name is subscribed to the foregoing instrument, and in person and acknowledged that they signed, sealed and delivered the same as their free and voluntary act, for the uses and purposes therein set forth, including the right of homestead.

GIVEN UNDER HAND AND SEAL this 29th day of December A.D. 1980

11-20-82 Notary Public

Vertical text on the right side: this doc is being re-recorded to place it in the proper chain of title. 4404. This piece for affixing Riders and Reversing Surveys, Transfers, etc. is not to be recorded in Cook County Ord. 65101 Par. 4. Date 12/28/80

MAIL 1000

Document Number 25720692

Mail to: Amalgamated Bank ONE WEST MONROE CHICAGO, ILLINOIS 60603 Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY: R. STEVEN POLACHEK 222 W. Adams St. Chicago, IL 60606

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Property of Cook County Clerk's Office

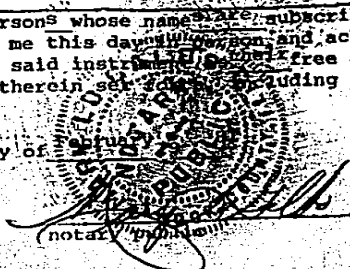
24-11-56

State of Illinois  
County of Cook

I, the undersigned, a notary public in and for said County, in the state of aforesaid, do hereby certify that Michael Ryan and Susan Ryan, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 10th of February and acknowledged that they signed, sealed and delivered the said instrument of their own free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 10th day of February

  
notary public

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RECORDED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1981 FEB 11 AM 9:00

*Sidney R. Olson*  
RECORDER OF DEEDS  
25770464

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT