

UNOFFICIAL COPY

DEED IN TRUST

(QUIT-CLAIM)

1981 FEB 11 AM 9 24

25770622

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Sharon K. Crowley,  
divorced and not since remarried

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 S and Quit-Claim S unto Capitol Bank of Chicago, an Illinois banking corporation whose  
address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois,  
as Trustee under the provisions of certain Trust Agreement, dated the 14th day of April, 1980 and  
known as Trust Number 1, the following described real estate in the County of Cook  
and State of Illinois, to-wit: SEE ATTACHED RIDER

10.00

Exe.  
Sec

Unit No. 2419 as delineated on Survey of certain lots in the Plat  
of Lake Front Plaza, a subdivision of a parcel of land lying in  
accretions to fractional section 10, Township 39 North, Range 14, East  
of the Third Principal Meridian according to the Plat thereof  
recorded April 30, 1962, as Document No. 18461961 conveyed by Deed  
from Illinois Central Railroad Company to American National Bank and  
Trust Company of Chicago, as Trustee, under Trust No. 17460, recorded  
May 7, 1962, as Document No. 18461538 and also Supplemental Deed  
thereto recorded December 23, 1964, as Document No. 19341545, which  
survey is attached as Exhibit "A" to Declaration of Condominium made  
by American National Bank and Trust Company of Chicago, as Trustee  
under Trust Agreement dated April 9, 1962 and known as Trust No.  
17460, recorded in the Office of the Recorder of Cook County,  
Illinois, as Document No. 22453315, together with an undivided  
.14900% interest in the property described in said Declaration of  
Condominium aforesaid (excepting the units defined and set forth in  
the Declaration of Condominium and Survey).

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Cook County Clerk's Office

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Exempt under provision of Paragraph E,  
Section 4, Real Estate Transfer Act

CAPITOL BANK OF CHICAGO  
as Trustee under Trust No. 1

February 3, 1981  
Date

By: *Franklyn Schy*  
Vice President and Trust Officer

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 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 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, to lease 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 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 other real or personal property, to grant assessments or charges 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 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 real property, or be obliged to see that the terms of the 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 the 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 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is 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 duly 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 the Grantor, 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 if 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 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, or by the Trustee 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 to the extent of the trust property and funds in the actual possession of the Trustee shall be applicable for the payment of such charge 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 the trust property, and no 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, avails 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 hereunto set her hand and seal this 3rd day of February, 1981.

[Seal]

*Sharon K. Crowley* [Seal]  
Sharon K. Crowley [Seal]

STATE OF ILLINOIS  
COUNTY OF COOK ss.

*Rudolph C. Schoppe*, DuPage  
a Notary Public in and for Cook County, in the State

Subscribed and sworn to before me this 3rd day of February, 1981, by Sharon K. Crowley

Who is the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal this 3rd day of February, 1981.

Notary Public  
June 14, 1981

*Franklyn Schy*  
NOTARY PUBLIC

Document Prepared By:  
Rudolph C. Schoppe  
4801 West Fullerton Avenue  
Chicago, Illinois 60639

ADDRESS OF PROPERTY:  
Unit No. 3713, 400 East Randolph  
Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

1000  
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25770622  
DOCUMENT NUMBER