

25819114

Unit No. 1A
Building No. 1

This Indenture Witnesseth That the Grantor (s) KENNETH E. PIEKUT

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of the County of COOK and State of ILLINOIS for and in consideration of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey^S and Quit-Claim^S 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 15th day of JANUARY, 1981 known as Trust Number 40940, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A attached hereto for legal description of Real Estate being conveyed.

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

3-19-81 Deane M. Lockett
Date Buyer, Seller or Representative

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 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 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 option 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, his or 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 aforesaid has hereunto set his hand and seal this 19th day of March, 1981

(SEAL) Kenneth E. Piekut (SEAL)
KENNETH E. PIEKUT
(SEAL) (SEAL)
(SEAL) (SEAL)

68-20-241 M

03-12-300-998-1001

25819114

Mail To: Box 78

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

ss. I, LAURA L. MULLIN

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

KENNETH E. PIEKUT

who is 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 19th day of March, 1981

Laura L. Mullin Notary Public.

My Commission Expires on: October 19, 1983



Property of Cook County Clerk's Office 25819114

Lathrop H. Clew
RECORDER OF DEEDS
25819114

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1981 MAR 26 PM 2:23

BOX #

TRUST No.

DEED IN TRUST

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR DEED

CONDOMINIUM BUILDING NO. 1

UNIT NO. 1A, in Spreading Oaks Condominium Building No. 1, as delineated on the survey of the following described real estate (hereinafter referred to as the "Parcel"):

THAT PART OF LOT 1 IN HENRY GRANDY AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 697.88 FEET EAST AND 470.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION);

THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 56.41 FEET;
" SOUTH 90 " 00 " 00 " WEST, 39.94 " ;
" NORTH 08 " 56 " 00 " WEST, 4.13 " ;
" SOUTH 81 " 04 " 00 " WEST, 5.00 " ;
" NORTH 08 " 56 " 00 " WEST, 1.07 " ;
" SOUTH 90 " 00 " 00 " WEST, 9.11 " ;
" NORTH 08 " 56 " 00 " WEST, 43.55 " ;
" NORTH 81 " 04 " 00 " EAST, 53.46 FEET TO

THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

which survey is attached as Exhibit B to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document no. 25790166, (as amended by document No. 25808293), together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee its 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 Condominium 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 Condominium Declaration the same as though the provisions thereof were recited and stipulated at length herein.

Grantor also hereby grants to Grantee its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in the Agreement to Provide Party Wall Rights, Easements, Covenants and Restrictions (the "Homeowners' Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document no. 25806847, which Homeowners' Declaration is incorporated herein by reference.

Grantor also hereby grants to Grantee, 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 Easement Agreement recorded October 12, 1973, in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 24666972, which is incorporated herein by reference thereto.

EXHIBIT A

2581911A

END OF RECORDED DOCUMENT