

25964296

This Indenture Witnesseth That the Grantor (s) EDWARD KRAUSE and BARBARA KRAUSE, his wife, and BARRY I. RICHTER, a bachelor,

of the County of Cook and State of Illinois for and in consideration of Ten Dollars no/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 28th day of October, 1980

known as Trust Number 40765, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 4201 in Carl Sandburg Village Condominium No. 7 as delineated on a survey of Lot 1 (except the North 85.05 feet and the East 30.00 feet thereof): Lot 2 (except the South 56.30 feet of the West 175.50 feet thereof): Lot 3 and that portion of Germania Place lying West of the West line of the said East 30.00 feet of Lot 1 extended South to the North line of said Lot 2, all in Chicago land clearance commission No. 3, being a consolidation of lots and parts of lots and vacated alleys in Bronson's addition to Chicago and certain resubdivisions, all in the Northeast Quarter of Section 4, Township 39 North, Range 14 East of Third Principal Meridian, in Cook County, Illinois: which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document No. 25382049 and registered as Document No. LR3179558, together with its undivided percentage interest in the common elements **

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 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 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 grantors 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 28th day of OCTOBER 1980

Edward Krause (SEAL) Edward Krause

Barry I. Richter (SEAL) Barry I. Richter

Barbara Krause (SEAL) Barbara Krause

THIS INSTRUMENT WAS PREPARED BY

Martin Cohn & Associates, Ltd. Name

35 East Wacker Drive, Chicago, Illinois 60601 Address

25964296


Exemption per Paragraph 1(a) By: attorney

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss. I,

AUG 10 PM 1 15
JEFFREY SANCHEZ
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Edward Krause, Barbara Krause, his wife,
and Barry I. Richter, a bachelor

who are
personally known to me to be the same persons whose names are 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 28th day
of OCTOBER 1980


Property of Cook County Clerk's Office

AUG-10-81 4 9 9 7 7 8 25964291 10.20

10 MAR 1981

25964296

NOTES
TRUST No. 40765
DEED IN TRUST
TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE
PROPERTY ADDRESS
Unit 4201 J
1560 North Sandburg Terrace
Chicago, Illinois
Mail To:
Jeffrey Sanchez
Suite 3300
35 East Wacker Drive
Chicago, Illinois 60601
HARRIS TRUST AND SAVINGS BANK
CHICAGO
111 West Monroe Street

12341 (REV. 11/79)

END OF RECORDED DOCUMENT