

# UNOFFICIAL COPY

## DEED IN TRUST

This instrument was prepared by:  
(name) Leo A. Silverstein  
(address) Prudential Plaza  
Chicago, Illinois 60601

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The above space for recorder's use only

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THE GRANTOR, STANLEY J. GAYNOR and JO ANN GAYNOR, his wife,  
of the County of Cook and State of Illinois, in consideration  
of Ten and no/100's (\$10.00) Dollars,  
and other valuable considerations said, Convey and Warrant unto MID-AMERICA NATIONAL BANK OF CHICAGO, a  
national banking association, whose address is Prudential Plaza, Chicago, Illinois 60601, not personally but solely as Trustee under the pro-  
visions of a certain Trust Agreement, dated the 30th day of April, 19 79, and known as Trust  
Number 1473, the following described real estate in the County of Cook and State of Illinois, to wit:

"RIDER" containing said description attached hereto and made a part hereof.

1979 MAIL

TO HAVE AND TO HOLD the said real estate with the appurtenances attached thereto up to 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 said real estate or any part or parts of it, and at any time or times to subdivide and resubdivide; dedicate parks, streets, highways or alleys; vacate any subdivision or part thereof; contract to sell; grant options to purchase; sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; consent to each successor or successors all of the title, estate, powers and authorities vested in said Trustee; donate; dedicate; mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future on any terms and for any period of time, not exceeding 75 years; renew or extend leases upon any terms and for any periods of time; amend, change or modify leases; contract to execute leases; grant options to lease and options to renew leases; grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; options to purchase the whole or any part of the reversion; grant easements or charges of any kind, release, convey or assign any right, title or interest in partition or exchange if for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to it; and to deal with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

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 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; (a) that at the time of the delivery thereof the trust created hereby 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 and in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, said Trust Agreement 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 predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Mid-America National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for any thing for 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 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 purpose, 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 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 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Mid-America National Bank of Chicago, as Trustee as aforesaid and not personally, 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 such case made and provided.

And the said grantor S, 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 exemption of homesteads from sale on execution or otherwise.

The grantor S aforesaid has Ve hereunto set their respective hands and

seal S this 30th day of April, 19 79.  
Jo Ann Gaynor (seal) Stanley J. Gaynor (seal)  
(Jo Ann Gaynor) (Stanley J. Gaynor)

STATE OF Illinois I, Mary H. Hines, Notary Public in and for said  
County of Cook ss. County, in the State aforesaid, do hereby certify that Stanley J. Gaynor  
and Jo Ann Gaynor, his wife,

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  
waiver and waiver of the right of homestead.  
GIVEN under my hand and notarial seal this 20th day of June, 1979.  
Mary H. Hines Notary Public  
My commission expires May, 1981

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4 REAL ESTATE TRANSFER TAX ACT.  
6-2-79  
C.A. Silverstein  
APPROPRIATE

This space for affixing Riders and Revenue Stamps

25080415

Document Number

Form 202, R1/74

After recording return to  
Mid-America National Bank of Chicago  
Prudential Plaza, Chicago, Illinois 60601

Unit No. 1305-B  
2500 Lakeview Ave., Chicago, IL

For information only insert street address of above described property.

# UNOFFICIAL COPY

## RIDER LEGAL DESCRIPTION

\*\*\*Unit No. 1305-E as delineated on survey of the following described parcels of real estate (herein referred to as "Parcel"):

Parcel 1:

The East 40 feet of Lot 13 in the Subdivision of part of Out Lot 'B' in Wrightwood, said Wrightwood being a subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

also

Parcel 2:

Lots 3, 4 and 5 in the Resubdivision of Lots 1 to 9 inclusive (except the Easterly 3 feet thereof of said Lot 9) and Lots 14, 15 and 16 (except the Westerly 10 feet of said Lot 14) all in Goudy and Goodwillie's Subdivision of Lots 2, 3 and 4 in Assessor's Division of Out Lot 'B' of Wrightwood, a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

also

Parcel 3:

The East 1/2 of Lot 12 and all of Lot 13 and the West 10 feet of Lot 14 in Goudy and Goodwillie's Subdivision of Lots 2, 3 and 4 in Assessor's Division in Out Lot 'B' in Wrightwood, a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

also

Parcel 4:

Lot 14 (except that part taken for Lakeview Avenue) in the Subdivision of part of Out Lot 'B' in Wrightwood of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded in Book 14 of Plats, Page 79 as Document 237247 in Cook County, Illinois;

Which survey is attached as Exhibit "B" to Declaration of Condominium made by National Boulevard Bank, a national banking association, as trustee under trust agreement dated February 1, 1972, and known as Trust No. 4207, and not individually, recorded in the office of the Recorder of Cook County, as Document No. 22817643; together with an undivided .77393% interest in said Parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey). 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 aforementioned 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 Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein;\*\*\*

**END OF RECORDED DOCUMENT**