

DEED IN TRUST

25163122

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor  
TINA CALACE, A SPINSTER

of the County of COOK and State of ILLINOIS for and in consideration  
of ONE AND NO/100 ----- dollars, and other good  
and valuable considerations in hand paid, Convey and Warranty unto  
South Central Bank and Trust Company of Chicago, an Illinois corporation,  
its successor or  
successors, as Trustee under a trust agreement dated the 19th  
September, 1979, known as Trust Number L-208, the following  
described real estate in the County of Cook and State of Illinois, to-wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

SEP 25 '79 2:4 PM

RECORDED BY DEEDS

25163122

hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances to the trusts and for the uses and purposes herein and in the trust agreement  
set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks,  
streets, highways and alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to  
purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 the  
trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any  
part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or  
periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments,  
changes or modifications of leases and the terms and provisions thereof now or hereafter; to execute contracts to make leases and to  
execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts  
respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or  
assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real  
estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or in whom the real estate or any part thereof shall be  
conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see or the application of any purchase money, rent, or money  
borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the  
necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed,  
trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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  
herein and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the  
trust, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries;  
(c) that the 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 predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the  
possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby  
declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an  
interest in the possession, 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, releases, and conveys 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 19th day of September, 1979

(SEAL)

Tina Calace

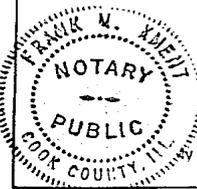
(SEAL)

(SEAL)

(SEAL)

State of Illinois } I, Frank Kment, Notary Public in and for said County, in  
County of Cook } ss. Tina Calace  
the state aforesaid, do hereby certify that,

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 she  
signed, sealed and delivered the said instrument as her 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 September, 1979



Frank M. Kment  
Notary Public

GRANTEE'S ADDRESS  
SOUTH CENTRAL BANK  
AND TRUST COMPANY  
555 WEST ROOSEVELT ROAD  
CHICAGO, ILLINOIS 60607

4601 Touhy, Lincolnwood, Illinois 60646

For information only insert street address  
of above described property.

LATER DATE

This space for affixing Riders and Revenue Stamps  
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act, n.  
Edward P. McArthur, Attorney  
Buyer, Seller or Representative  
9/20/79 Date

Document Number  
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# UNOFFICIAL COPY

Unit No. 803 as delineated on the survey of the following parcel of real estate (hereinafter referred to as the "Development Parcel"):

## EXHIBIT "A"

That part of the North half (except the South 420 feet and except the West 33 feet taken for Kilpatrick Avenue and the North 40 feet taken for Touhy Avenue) of the East half of the Northwest quarter of the Northwest quarter of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian lying West of the Railroad Right of Way in Cook County, Illinois;

ALSO:

That part of the Westerly 15.0 feet of the right of way of the Chicago and Northwestern Transportation Company in the East half of the Northwest quarter of the Northwest quarter of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point on the Westerly right of way line of the Chicago and Northwestern Transportation Company, said point being 40.0 feet South of the center line of Touhy Avenue; thence Southerly along said Westerly right of way line, 200.0 feet; thence Easterly at right angles to said right of way line, 15.0 feet; thence Northerly parallel with said Westerly right of way line, 196.39 feet to a point 40.0 feet South of the center line of Touhy Avenue; thence West along South line of Touhy Avenue, 15.3 feet to the place of beginning, in Cook County, Illinois;

which survey is attached as Exhibit "A" to Condominium Declaration made by the Exchange National Bank of Chicago as Trustee under its Trust No. 29514 dated October 15, 1974, which Condominium Declaration is recorded with the Recorder of Cook County as Document No. 23545366 together with an undivided 1.243 per cent interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Condominium Declaration and Survey); and also together with a perpetual easement consisting of the right to use for parking purposes Parking Space(s) No. 30 & 31 as delineated on the survey attached as Exhibit "A" to the said Condominium Declaration.

Party of the First Part also hereby grants to Parties of the Second Part, their successors and assigns, as rights and easements appurtenant to the above-described property the non-exclusive rights and easements for the benefit of said property, set forth in the aforementioned Condominium Declaration and the Party of the First Part 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 and reservations contained in the aforementioned Declaration and exhibits thereto and in the Condominium Property

Act of the State of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; all building lines, rights, easements, covenants, restrictions, requirements, reservations, limitations and conditions of record, including but not limited to any of the foregoing created or imposed by any recorded deed conveying all or any part of the Development Parcel; taxes for the year(s) 1979 and subsequent years; rights of the public into, over, upon and across all public highways; applicable zoning and building laws or ordinances; mortgage, if any, of Party of the Second Part.

END OF RECORDED DOCUMENT