

25177045

11.00

This Indenture Witnesseth, THAT THE GRANTOR ROSE ANN HOEKSEMA and JEROME HOEKSEMA

of the County of COOK and State of ILLINOIS for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and deliver unto the CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association located at Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 14th day of September, 1979, known as Trust Number 48-69646-2, the following described real estate situated in the County of COOK and State of Illinois, to wit:

Unit No. 1101 in the Kernally Square Condominium as delineated on a survey of the following described real estate: Part of the Southeast 1/4 of the Southeast 1/4; and of certain Lots in Edson's Subdivision of Lot 11 in North Addition to Chicago, a Subdivision of the South-west 1/4 of the South-east 1/4; of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25156051, together with its undivided percentage interest in the common elements.

Exempt under provision of Real Estate Transfer Tax

67-38-573E (2)  
1405361

Grantor also hereby grants to Grantee, his, her or their 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 aforesaid 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 real estate described therein.

This Trustee's 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.

Subject to Declaration of Easements, Restrictions and Covenants by Grantor dated the 18th day of September, A.D. 1979 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25156050, which is incorporated herein by reference thereto. Grantor grants to Grantee, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Date: 9-28-79

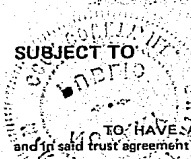
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# UNOFFICIAL COPY

Property of Cook County

*Sumner 4/27*



SUBJECT TO

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 and vested in 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 divide 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 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 praesenti or in 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 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 abate or easement appurtenant to said premises or any part thereof, and to deal with said property and any 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 the purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust and said trust agreement 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 kind of 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, mortgage, lease or other instrument, and (d) if the conveyance is made by 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 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 said Trustee shall not be required to produce the registered agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor S hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor S aforesaid has hereunto set their hand S and seal ON this 19th day of September 1979

X [Signature] (SEAL)  
X [Signature] (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)

*Opelma*  
Buyer, Seller or Heir  
Section 175a(b)(6) 2001-286

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

1979 OCT -4 AM 9:44

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STATE OF ILLINOIS } SS.  
COUNTY OF COOK }

I, Mary Van Wetering

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

that ROSE ANN HOEKSEMA and JEROME HOEKSEMA

\_\_\_\_\_ , who are \_\_\_\_\_

personally known to me to be the same person s whose name s 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 and deed 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  
of September, A. D. 19 79.

*Mary Van Wetering*  
Notary Public



CONVEYANCE IN TRUST  
DEED

To  
Continental Illinois National Bank  
and Trust Company of Chicago  
AS TRUSTEE

TRUST NO.  
48-69646-2

Address of Property  
1749 North Wells, #1101  
Chicago, Illinois

*Mail to:*  
George M. Zuganous  
85 East Wacker  
Suite 3500  
Chicago, ILLINOIS

D1970-43