

Property of Cook County Clerk's Office

25187808

11.00

This Indenture Witnesseth, That the Grantor JOYCE A. RIPKA  
Divorced and not remarried

of the County of COOK and the State of ILLINOIS for and in consideration of  
TEN DOLLARS AND NO/CENTS Dollars,

and other good and valuable consideration in hand paid, Convey \_\_\_\_\_ and Warrant \_\_\_\_\_ unto LASALLE NATIONAL  
BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the  
provisions of a trust agreement dated the 29th day of August 1979 known as Trust Number  
101626, the following described real estate in the County of COOK and State of  
Illinois, to-wit:

Unit 1115 in the 5455 Edgewater Plaza Condominium, as delineated on a survey  
of the following described real estate:

Part of the South 242 feet of the North 875 feet of the  
East fractional half of the North East 1/4 of Section 8,  
Township 40 North, Range 14, East of the Third Principal  
Meridian, in Cook County, Illinois ("Property")

which survey is attached as Exhibit 'A' to the Declaration of Condominium  
recorded as Document 24870755 together with its undivided percentage  
interest in the Common Elements.

Party of the first part also hereby grants to the party(s) of the  
second part, his (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 Declaration  
of Condominium, aforesaid, and 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 and the right to grant said rights and easements in conveyance  
and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants, conditions,  
restrictions and reservations contained in said Declaration the same as  
though the provisions of said Declaration were recited and stipulated at  
length herein.

(2)

12 66-92-712E

25187808

206

# UNOFFICIAL COPY

Property of Cook County Clerk

66-92-712  
21100 3/10

SEE ATTACHED

COOK COUNTY, ILLINOIS  
FILED OF RECORD  
1979 OCT 11 PM 3:05

*Sidney K. Olson*  
RECORDER OF DEEDS  
25187808

Exempt under provisions of Paragraph e, Section 4, ¶ Sec. 200.1-206  
Real Estate Transfer Tax Act  
OCT 01 1979

Date

Buyer, Seller or Representative

Permanent Real Estate Index No. 14-08-203-010-0000

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for use 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 redivide 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 lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, and to grant options to renew 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 above or 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 and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and (c) 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 or 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, profits 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.

Notwithstanding to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note any instrument 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 cases made and provided.

And the said grantor 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 grantor aforesaid has hereunto set her hand and seal this

1st day of October, 1979

(SEAL)

*[Signature]* (SEAL)

25187808

STATE OF ILLINOIS  
COUNTY OF COOK

SS. Kathleen Zonenblik a

Notary Public in and for said County, in the State aforesaid, do hereby certify that  
JOYCE A. RIPKA

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 \_\_\_\_\_ seal this  
1st day of October A.D. 19 79  
Kathleen A. Zonenblik  
Notary Public.

Property of Cook County Clerk's Office

25187808

**BOX 350**

**Deed in Trust**  
WARRANTY DEED

ADDRESS OF PROPERTY

5455 Edgewater Plaza  
Unit # 1115  
Chicago, Illinois

TO  
**LaSalle National Bank**  
TRUSTEE

Mail To  
Pamela Jean Hutol  
7 S. Dearborn  
Suite 717  
Chgo., Ill. 60603  
8027 AP