

GEORGE E. COLE
LEGAL FORMS

NO. 1990
SEPTEMBER, 1967

25 305 254

DEED IN TRUST

(ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

1980 JAN -4 AM 10:57

25305254

For the benefit of William N. Weaver, Jr. & Frona C. Weaver, his wife, as of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and ~~WARRANTY~~ QUIT CLAIM* unto Chicago Title and Trust Company of Chicago, as trustee under the provisions of a trust agreement dated the 3d day of December, 1979 and known as Trust Number 1076491 (hereinafter referred to as "said trustee," regardless of the number of trustees.) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto

10.00

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 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 hereof 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 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 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 of otherwise.

In Witness Whereof, the grantorS aforesaid have hereunto set their hands and seals, this 3d day of December, 1979.

William N. Weaver, Jr. (SEAL) *Frona C. Weaver* (SEAL)
William N. Weaver, Jr. Frona C. Weaver

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William N. Weaver, Jr. & Frona C. Weaver 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.

Witness my hand and official seal, this 3d day of December, 1979
Brenda M. Rautava
NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This Instrument prepared by:

Jill S. Tanz, Esq.
One IBM Plaza, Suite 4700
Chicago, IL 60611 *William Weaver*

MAIL TO

One IBM Plaza #4700
Chgo, IL 60611

OR

RECORDER'S OFFICE BOX NO. 533

ADDRESS OF PROPERTY:

39 E. Schiller, Unit 7

Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

William N. Weaver, Jr.
One IBM Plaza, Suite 4700
Chicago, Illinois 60611

146799H
6761315 E
DEC 31
AFFIX "RIDERS" OR REVENUE STAMPS HERE
Exempt under provisions of Paragraph E, Section 4
Ill. S. T. Attorney

DOCUMENT NUMBER

25305254

Property of Cook County Office

Legal Description

ASTOR PLAZA CONDOMINIUM

Unit 7 in the Astor Plaza Condominium as delineated on a survey of the following described real estate: Part of Lot 35 in Astor's addition to Chicago in the North fractional quarter of Section 3, Township 39 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 Number 25237660, in the office of the Recorder of Deeds of Cook County, together with its undivided percentage interest in the common elements.

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 Declaration of Condominium, aforesaid, 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 conveyance 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.

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