

UNOFFICIAL COPY

DEED IN TRUST

25 344 415

11.00

QUIT CLAIM

THIS INDENTURE WITNESSETH, That the Grantor
 Eileen I. Weishrod, widow and not since remarried
 of the County of Cook and State of Illinois for and in consideration
 of TEN (\$10.00) dollars, and other good
 and valuable considerations in hand paid, Conveys and Quit Claim unto
 EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor
 or successors, as Trustee under a trust agreement dated the 18th
 day of December 18, 1978, as Trust Number 34833, the following
 described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED FOR LEGAL DESCRIPTION AND SUBJECT TO:

LEGAL DESCRIPTION: RIDER

Unit 6B in the 3520 Lake Shore Drive Condominium as delineated on a survey of the following described real estate: parts of Block 2 in Baird and Warner's Subdivision of Block 12 of Hundley's Subdivision of lots 3 to 21, inclusive, and 33 to 37 inclusive, in Pine Cove, a Subdivision of Fractional Section 71, Township 40 North, Range 14 East of the Third Principal Meridian, together with a vacated alley in said Block and a tract of land lying Easterly of and adjoining said Block 2 and Westerly of and adjoining the Westerly line of North Shore Drive; in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 25200625; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its 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 and the right to grant said rights and easements in conveyances 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.

SUBJECT TO: a) general real estate taxes for 1979 and subsequent years; b) special taxes, if any; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) zoning and building laws; f) acts of Grantee; g) Condominium Property Act; h) Declaration of Condominium; i) Ch. 100.2, Municipal Code of Chicago; j) existing lease, if any.

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THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

NO RIDER ATTACHED HERETO IS EXPRESSLY MADE A PART HEREOF

RECORDED IN DEPARTMENT 910197

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Property of Cook County, Illinois

PREPARED BY TRUST DEPARTMENT
EXCHANGE NATIONAL BANK OF CHICAGO

Sanford Kovitz, First Vice President

(Permanent Index No.: _____)

TO HAVE AND TO HOLD the real estate with its appurtenances upon 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 or alleys and to vacate any subdivision or part thereof; to execute contracts to sell, lease, mortgage, 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 at any time or times 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 real estate 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 possessing 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 to 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 to 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 trusts, 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 a 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 and releases 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 hand and seal

this 20th day of October 19 79

(SEAL) *Eileen I. Weisbrod* (SEAL)
Eileen I. Weisbrod

(SEAL) _____ (SEAL)

NO TAXABLE CONSIDERATION

I, *Michael R. Polk* a Notary Public in and for said County, in the state aforesaid, do hereby certify that *Eileen I. Weisbrod, a widow and not since remarried*

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 29th day of January 19 80

Michael R. Polk
NOTARY PUBLIC

mail to
EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

For information, call _____ of above described premises
ADDRESS OF GRANTEE: *CHARLES AND ADAMS*
CHICAGO, ILL. 60639

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 JAN 31 PM 1:14

Sidney H. Olson

RECORDER OF DEEDS

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT