

UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor

Verner L. Page and Janice E. Page, his wife

of the County of Cook and State of Illinois for and in consideration

of Ten and no/100ths (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey S and Warrant S unto SEARS

BANK and TRUST COMPANY, an Illinois corporation, of Chicago, Illinois, its successor or successors, as Trustee

under the provisions of a trust agreement dated the 14th day of December 19 79

known as Trust Number 701628, the following described real estate in the County of Cook

and State of Illinois, to-wit:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN:

Unit No. 1102 as delineated upon Survey of Lots 6, 7, 8 and 9 in Block 10 in H.O. Stone's Subdivision of Astor's Addition to Chicago in 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 Declaration of Condominium made by Michigan Avenue National Bank of Chicago, as Trustee, under Trust Agreement dated February 10, 1965 and known as Trust No. 1051 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24642367 together with an undivided .3650% interest in the property described in said Declaration of Condominium Ownership aforesaid (excepting the units defined and set forth in said Declaration and Survey). together with the tenements and appurtenances thereunto belonging.

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 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 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 praesenti or in futuro, and upon any terms and for any periods or periods of time, not exceeding in the case of any single demise the term of 98 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 purchase or 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 easement 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 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 cases made and provided.

And the said grantor S hereby expressly waive S and release S 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 aforsaid ha their hereunto set their hand and seal this 18th day of January 19 80

(SEAL)

Verner L. Page

Janice E. Page

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1980 FEB 11 AM 10:39

STATE OF Illinois
COUNTY OF Cook

ss: I, the undersigned 633 A - REC

10.00

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Verner L. Page and Janice E. Page, his wife

personally known to me to be the same person whose name 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.

GIVEN under my hand and notarial seal this

11th day of January A. D. 19 80

Herry Clark

Notary Public



Except under provisions of Paragraph E Section 4 Real Estate
Transfer Tax Act.

Sears Bank and Trust Company, not individually,
but as Trustee

1/28/80
Date

By: Catalina Conyers
Buyer, Seller or Representative



Exempt under provisions of Paragraph D Section 200.1-2.5 under
provisions of Paragraph Section 200.1-1B of the Chicago Transaction
Tax Order.

1/28/80
Date

Sears Bank and Trust Company, not individually,
but as Trustee
By: Catalina Conyers
Buyer, Seller or Representative

25306533

12/14/80

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

TO
SEARS BANK
and
TRUST COMPANY
TRUSTEE

Sears Tower
Chicago, Illinois 60606

END OF RECORDED DOCUMENT