

# UNOFFICIAL COPY

25346635

This Indenture Witnesseth, That the Grantor

Verner M. 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 Warrants \_\_\_\_\_ 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. 2458-2 as delineated on survey of the following parcel of real estate (hereinafter referred to as "Parcel"): That part of the North 3 acres of the South 8 acres of the East 24 rods of the North 80 rods of the Northeast Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, lying South of the South line of Estes Avenue as condemned and opened by Case 59221 County Court and West of a line 124 feet West of and parallel with the West line of Western Avenue, as widened ALSO: That part of the South 5 acres of the East 24 rods of the North 80 rods of the Northeast Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, lying North of the North line of Greenleaf Avenue and West of a line 124 feet West of and parallel with the West line of Western Avenue, as widened; ALSO: The East 108 feet West of Western Avenue of the North 2 acres of the South 5 acres of the East 12 acres of the Northeast Quarter of the Northeast Quarter (except the North 75 feet thereof) of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Harris Trust and Savings Bank, as Trustee under Trust No. 38225, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 24476153, together with its undivided percentage interest in the Common Elements.

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Property of Cook County

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 locate 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 lease, to mortgage, 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 demise the term of 198 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 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 Shereby expressly waiveS 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 hereunto set their hand and seal this 18<sup>th</sup> day of January 1980

(SEAL) Verner L. Page  
501 - 010 Verner L. Page

Janice E. Page (SEAL)  
Janice E. Page

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# UNOFFICIAL COPY

1980 FEB 1 AM 10 40

RECORDED

STATE OF Illinois  
COUNTY OF Cook

NOTARY PUBLIC

ss: I, the undersigned

FEB-1-80 242931 25346635 A REG  
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

11.00

personally known to me to be the same person\_s 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  
18th day of January A. D. 19 80

Jerry Clark

Notary Public



Exempt under provisions of Paragraph B Section 200.1-255 or under  
Provisions of Paragraph \_\_\_\_\_ Section 200.1-255 of the Chicago Transaction  
Tax Act.

1/28/80  
Date

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

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

1/28/80  
Date

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

25346635

*Handwritten initials*

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

SEARS BANK  
and  
TRUST COMPANY  
TRUSTEE

Sears Tower  
Chicago, Illinois 60606

END OF RECORDED DOCUMENT