

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

5 of 5 Documents (GLG) | Order No. SC 7-65-22, SC 7-79-55, SC 7-77-87, and SC 8-38-76

26417092

Box No. 416 (HAK)

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Wendy Young, divorced and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and quit claims unto the NORTH SHORE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 1st day of May 19 82, known as Trust Number 800, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This instrument prepared by: Herbert A. Kessel, Rudnick & Wolfe 30 North LaSalle Street Chicago, Illinois 60602

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, or 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 108 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 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 any 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 his, 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 a cash or annuity 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 cash or annuity 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 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, 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 he S hereto set her hand and seal this 15th day of November 19 82.

(Seal) Wendy Young (Seal) Wendy Young (Seal)

State of Illinois } I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Wendy Young, divorced and not since remarried

personally known to me to be the same person, whose name is she, 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 and deed, and 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 17th day of November 1982.

Lupina J. Helms Notary Public

GRANTEE'S ADDRESS: North Shore National Bank of Chicago 1737 W. Howard Street, Chicago, Illinois 60626 Cook County Recorders Box 416 (HAK)

For information only insert street address of above described property.

SC 7-65-22-SC 7-79-55-SC 7-77-87-SC 8-38-76

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 2001-206 OR UNDER PROVISIONS OF PARAGRAPH 2, SECTION 2001-143 OF THE CHICAGO TRANSACTION TAX ORDINANCE. BUYER/SELLER/REPRESENTATIVE

This space for affixing Stamps and Revenue Stamps

THIS TRANSACTION IS EXEMPT FROM THE PAYMENT OF PARAGRAPH 2, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

26417092



UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

Parcel 1:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF BALLARD ROAD AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 779.86 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, 59.00 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED; THENCE CONTINUED SOUTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, 110.33 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 55 SECONDS WEST, 209.00 FEET TO A LINE DRAWN SOUTH 89 DEGREES 44 MINUTES 05 SECONDS EAST FROM A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 AFORESAID, 988.86 FEET SOUTH OF THE CENTER LINE OF BALLARD ROAD; THENCE NORTH 89 DEGREES 44 MINUTES 05 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 135.35 FEET TO A LINE 33 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, 15.21 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 55 SECONDS EAST, 169.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 2:

Unit 104 and Parking Area G-40, Unit 106 and Parking Area G-39, Unit 108 and Parking Area G-34, and Unit 205 and Parking Area G-37 together with their respective undivided percentage interest of 2.661, .129, 2.661, .129, 2.992, .129, 2.312 and .129 in The Landings Condominium, Building N, as delineated and defined in the Declaration recorded as Document Number 25227089 in the East 1/2 of the Southwest 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Unit 505, Unit 506 and Parking Area N-12, together with their respective undivided percentage interests of 2.399, 2.337, .138 in The Landings Condominium Building R as delineated and defined in the Declaration recorded as Document 25050541 and amended by Document 25127465 in the East 1/2 of the Southwest 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Units 101, 102, 103, 104, 106, 107, 108, 204, 206, 208, 302, 308, 401, 402, 404, 406, 408, 502, 504, 505 and Parking Units E-5, E-8, E-10, E-11, E-12, E-13, E-15, W-1, W-2, W-3, W-4, W-6, W-11, W-15, G-33, G-34, G-35, G-36, G-37, G-38, G-39 and G-40 in Building M together with its undivided percent interest in the Common Elements in The Landings Condominium as delineated and defined in the Declaration recorded as Document Number 25564893, in the Southwest 1/4 of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Easement for ingress and egress for the benefit of Parcels 1, 2, 3 and 4 as set forth in Declaration of Easements recorded as Document No. 22053833 and supplemented by Declaration recorded as Document Nos. 23217141 and 24486213, in Cook County, Illinois.

26417092

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Gregory L. Gannon, being duly sworn on oath,
states that he resides at 212 South Stewart Avenue,
Lombard, Illinois and that the attached deed is not in violation of
Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following
reasons:

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)
-OR-
the conveyance falls in one of the following exemptions permitted by the Plat Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Plat Act into no more than 2 parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Gregory L. Gannon
Gregory L. Gannon,
Agent for Purchaser

SUBSCRIBED and SWORN to before me
day of November, 1982
NOV 19 AM 10 43
Ellen Rieck
Notary Public



NOV-19-82 660604

26417092

26417092

111.00

END OF RECORDED DOCUMENT