

# UNOFFICIAL COPY

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L-11950-02 (1818)

## WARRANTY DEED IN TRUST

26537384

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Marion Purcelli, a spinster 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, Conveys and Warrant s unto the **FIRST NATIONAL BANK OF BLUE ISLAND**, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a Trust Agreement dated the 14th day of February 19 83, known as Trust Number 8002, the following described real estate in the County of Cook and State of Illinois to-wit:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 3122, 400 East Randolph, Chicago, Illinois.

THIS DOCUMENT PREPARED BY:  
 Nicholas P. Black  
 120 S. LaSalle St. #510  
 Chicago, Illinois 60605

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, for any 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 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 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 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 Marion Purcelli hereunto set her hand and seal this 15th day of March 19 83.

Marion Purcelli (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

State of Illinois } ss. I, Nicholas P. Black, a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that Marion Purcelli, a spinster

personally known to me to be the same person whose name \_\_\_\_\_ 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 15th day of March, 1983

Box 6

Nicholas P. Black  
 Notary Public  
 Unit 3122, 400 East Randolph Street  
 Chicago, Illinois

First National Bank of Blue Island

Box 98  
 Oltmann & Gray, JAZ/BCE  
 501-R-72 BFC FORMS SERVICE, INC.

For information only, legal street address of \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Recorder's Box 6

This space for affixing Riders and Revenue Stamps  
 Document Number 26537384

UNOFFICIAL COPY

1983 MAR 16 PM 1 08

COOK COUNTY CLERK

RECORDED

*Chicago*

WAR-16-83 750632

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A - REC

11.00

Property of Cook County

11.00

26537384

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT OF REVENUE  
 MAR 16 1983  
 21.75

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 MAR 16 1983  
 21.75

CITY OF CHICAGO  
 REAL ESTATE TRANSFER TAX  
 11.00

EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 3122, as delineated on survey of certain lots in the plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded April 30, 1962, as Document 18461961, conveyed by Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded May 7, 1962, as Document 18467558, and also supplemental Deed thereto recorded December 23, 1964, as Document 19341545, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 9, 1962, and known as Trust No. 17460, recorded in the office of the recorder of Cook County, Illinois as Number 22453315, together with an undivided .06030 per cent interest in the property described in said Declaration of Condominium aforesaid (excepting the units as defined and set forth in the Declaration of Condominium and survey), in Cook County, Illinois.

SUBJECT TO: (a) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (b) TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; (c) PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO, IF ANY, AND ROADS AND HIGHWAYS, IF ANY; (d) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (e) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; (f) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; (g) ANY UNCONFIRMED SPECIAL TAX OR ASSESSMENT; (h) GENERAL TAXES FOR THE YEAR 1982 AND SUBSEQUENT YEARS; (i) INSTALLMENTS DUE AFTER THE DATE OF CLOSING ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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