

Property of Cook County Clerk's Office

26576200

4-20-83

L-13343-C4 WITHAM

This Indenture Witnesseth, That the Grantor S. JAMES E. GROSSMAN,
Divorced and not remarried and CONSTANCE L. MITCHELL, Divorced and not remarried
of the County of Cook and the State of Illinois for and in consideration
of Ten and 00/100s (\$10.00) Dollars,
and other good and valuable consideration in hand paid, convey and Warrant unto
THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights,
Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 14th
day of March 1983 known as Trust Number 4003, the following
described real estate in the County of Cook and State of Illinois, to-wit:

-----See Rider Attached-----

UNIT NO. 5 IN HOWARD-CRAWFORD TOWNHOUSE CONDOMINIUMS AS DELINEATED ON SURVEY OF
THE FOLLOWING PARCEL OF REAL ESTATE.

LOT 1 (EXCEPT THE EAST 7.0 FEET THEREOF) ALL OF LOTS 2, 3, 4, AND 5 AND LOT
6 (EXCEPT THE WEST 19.0 FEET THEREOF) IN KRENN AND DATO'S HOWARD STREET-CRAWFORD
AVENUE SUBDIVISION OF PART OF LOT 1 IN HOFFMAN'S SUBDIVISION OF THE SOUTH 1/4
OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1924 AS DOCUMENT 8435080.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP AND OF EASEMENT, RESTRICTIONS AND COVENANTS FOR HOWARD-CRAWFORD TOWNHOUSE
CONDOMINIUMS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS
TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1975 AND KNOWN AS TRUST NUMBER 91144
(THE "DECLARATION"), RECORDED APRIL 13, 1976 IN THE OFFICE OF THE RECORDER OF DEEDS
OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23450269, TOGETHER WITH AN UNDIVIDED
12.59% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY
AND SPACE COMPRISING ALL OF THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID
DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

26576200

Property of Cook County

THIS DOCUMENT PREPARED BY:
STANLEY A. PERRY
900 East Kensington Ave
Arlington Heights, Illinois, 60004

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to prove, 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 present or in 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 the 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 grantorS hereby expressly waive and release 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 grantorS aforesaid ha VE hereunto set their
hand S and seal S this 1st day of April 1883.

(SEAL) James E. Grossman Constance L. Mitchell (SEAL)
James E. Grossman Constance L. Mitchell

Exempt under provisions of Paragraph 5, Section 4,
Real Estate Transfer Tax Act.
4-15-83
Data
Buyer, Seller or Representative
Debra J. Grossman

26576200

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Caroline J. Agnew

a Notary Public in and for said County of Cook, do hereby certify that JAMES E. GROSSMAN AND CONSTANCE L. MITCHELL,
Divorced and not remarried

personally known to me to be the same person s, whose name s 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
1st day of April

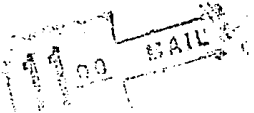
Caroline J. Agnew
Notary Public



COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 APR 20 PM 2:22
APR-20-83 747970

RECORDED
00000000
11.20

26576200



Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY



mail to!

Printer
THE BANK & TRUST COMPANY
OF ARLINGTON HEIGHTS
900 East Kensington Road
ARLINGTON HEIGHTS, ILLINOIS 60004

26576200

END OF RECORDED DOCUMENT