

DEED IN TRUST

26600263

APR 11 1983 7 53 32 26600263 W-A -- Rec 10.00

THIS INDENTURE WITNESSETH, That the Grantor DONNA M. KERINS, a widow and not remarried of the County Cook and State of Illinois for and in consideration of ten and no/100's Dollars, and other good and valuable considerations in hand paid, Convey and the Quit Claim unto the FIRST BANK OF OAK PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 3rd day of April 1983 known as Trust Number 12512, the following described real estate in the County of Cook and State of Illinois, to-wit:

AS PER RIDER ATTACHED

Unit 6 D

Dated this APR 7 1983, AD, 19 Agent Grace L. Dahl

10.00

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 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 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 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 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 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, releases and conveys 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 aforesaid has hereunto set her hand and seal this 7th day of April 1983

(Seal) Donna M. Kerins (Seal)

(Seal) (Seal)

State of Illinois ss. I, ROSANNE DU PASS, a Notary Public in and for said County, in the state aforesaid, do hereby certify that DONNA M. KERINS, a widow and not remarried

personally known to me to be the same person whose name is 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 7th day of April 1983



Rosanne Du Pass Notary Public

FIRST BANK OF OAK PARK BOX 47 TR 0042 Grantee's Address: First Bank of Oak Park 11 Madison Street Oak Park, Illinois 60302

7575 W. Lake St Apt 6D, River Forest For information only insert street address of above described property.

26 600 263 Cook County, Illinois 60302

Document Number 26600263

5266 829 089

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

Unit No. 6D together with an undivided 6.8013 percent interest in the common elements in CENTENNIAL HOUSE CONDOMINIUM as delineated and defined in the Declaration recorded as Document No. 25 803 572 Northeast 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parking Space No. 10 - 11, a limited Common Element, as delineated on Exhibit "C" of said Declaration is hereby assigned to said Unit No. 6D.

26600263
Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part forever.

26600263 This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Condominium Declaration the same as though the Provisions of said Condominium Declaration were recited and stipulated at length herein.

Any tenant of the Unit who was entitled to notice of intent with respect to the purchase and sale evidenced by this deed has either waived or failed to exercise his right of first refusal or had no right of first refusal with respect to the unit.

Subject to: (a) current general real estate taxes; (b) special city or county taxes or assessments, if any; (c) easements, if any; (d) applicable zoning and building laws or ordinances; (e) acts done or suffered by party of the second part; (f) Condominium Property Act of Illinois; (g) Declaration of Condominium Ownership and all amendments thereto; (h) existing leases, if any; (i) easements for public utilities, drainage, ingress and egress, all as pursuant to the noted title exceptions.

END OF RECORDED DOCUMENT