

UNOFFICIAL COPY

DEED IN TRUST
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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Christopher Ward, Divorced and not since remarried, of the County of Cook and State of Illinois, for and in consideration of the sum of ten and no/100 - - - - - Dollars (\$ 10.00xxxxxx), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of April 19 79, and known as Trust Number 3821, the following described real estate in the County of Cook and State of Illinois, to wit: Street address: 22 Park Lane, Park Ridge.

Legal description:

Unit Number 01 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):
That part of Lots 2,3, and 4 in Ann Murphy Estate Division of Land in Section 27, and Section 28, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows:
Commencing at the intersection of the South Line of the North 1/2 of that part of Lot lying East of Center line of Algonquin Road and the West line of East 840.00 feet of Lots 3 and 4 aforesaid, (said intersection point and point of commencement being assigned coordinates of 2000.00 North and 2000.00 East of the South Line of the North 1/2 of Lot 4 aforesaid East of the Center Line of Algonquin Road, being assigned a bearing of South 90 degrees 00 minutes 00 seconds West along said South Line 124.00 feet; Thence North 00 degrees 00 minutes 00 seconds West (at right angles thereto) 116.00 Feet to a point having coordinates 2116.00 North and 1876.00 East, Said point being the point of beginning of Land herein described; Thence continue North 00 degrees 00 minutes 00 seconds West 301.00 feet to coordinates 2477.00 North and 1876.00 East; Thence North 65 Degrees 46 minutes 20 seconds West 65.80 Feet to coordinates 2504.00 North and 1816.00 East; Thence North 00 degrees 00 minutes 00 Seconds West 4.00 feet; Thence North 90 degrees 00 minutes 00 seconds West 67.00 feet; Thence South 00 degrees 00 minutes 00 seconds West 186.00 feet; Thence South 90 degrees 00 minutes 00 seconds West, 85.00 feet; Thence North 00 degrees 00 minutes 00 seconds West 127.00 feet; Thence North 90 degrees 00 minutes 00 seconds West 115.00 feet; Thence South 00 degrees 00 minutes 00 seconds West 141.00 feet; Thence south 90 Degrees 00 minutes 00 seconds West 140.00 feet; Thence South 00 degrees 00 minutes 00 seconds East 122.00 feet; Thence South 90 degrees 00 minutes 00 seconds East 347.00 feet; Thence South 00 degrees 00 minutes 00 seconds East 70.00 Feet; Thence South 90 degrees 00 minutes 00 seconds East 120.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by La Salle National Bank, as Trustee under Trust Number 4427, Recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22996722 as Amended together with an undivided .1831 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey).

Parcel 2: Easement for Ingress and Egress for the benefit of Parcel 1, as set forth in the Declaration of Easements, Covenants and Restrictions for Park Lane Community Association recorded February 13,1975, as Document No. 22996721.

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Recorder's Office

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See attached for legal description.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1983 AUG 31 AM 2:53

Sidney K. Olson

RECORDER OF DEEDS

26757890

69-19-344 ©

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act
8/31/83
Strat G. Maheras

TO HAVE AND TO HOLD the said real estate with the appurtenances to the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any term, in every other with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, to lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding ten (10) years, to lease to commence in present or in future, and 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, in partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any rights, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, trust or money borrowed or advanced on said real estate, or be obliged to see that the title to said real estate has been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or suffered 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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, and (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, so that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any cause as to them or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, for its injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of its then beneficiaries under said Trust Agreement, its then attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the surplus, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be real 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 earnings, as its and proceeds thereof, as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank, the entire legal and equitable title to the same, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the public office 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 this behalf provided, unless the intention hereof be clearly shown by the face of the instrument.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Carolyn Nelson aforesaid has hereunto set his hand and seal this 31st day of August, 1983

[SEAL] Christopher Ward [SEAL]

STATE OF Illinois)
County of Cook) ss. Carolyn Nelson
Christopher Ward, Divorced and not since remarried a Notary Public in and for said County, in the State aforesaid, do hereby certify that

personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he said and delivered the said instrument as his free and voluntary act, for the uses and purposes therein contained, and that he understood the release and waiver of the right of homestead
GIVEN under my hand and notary seal this 31st day of August
Carolyn Nelson

My commission expires 5-23-87

Mail to: **Amalgamated Bank**
100 S. STATE ST.
CHICAGO, ILL. 60603
Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY:
Strat G. Maheras, Attorney
100 N. La Salle St. #605
Chicago, Ill. 60602
BOX 533

BUREAU OF RECORDS & CLERK OF DEEDS

10.00

Document Number

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