

26 835 444

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
Marcia L. Watts and John R. Phillips, her Husband

of the County of _____ and State of _____ for and in consideration
of _____ Dollars, and other good
and valuable considerations in hand paid, Convey and warrant unto the DOWNERS
GROVE NATIONAL BANK, a national banking association, as Trustee under the provisions of
a trust agreement dated the 11th day of October 1983, known as Trust Number 83-101,
the following described real estate in the County of Cook and State of Illinois, to-wit:
Unit Number 2106 as delineated on survey of that part of Lot A
described as follows: Commencing at a point of the East line of
said Lot, 50.50 feet North of the South East corner thereof; thence
West perpendicularly to said East line, 114.58 feet to the point of
intersection with a line which is 22.50 feet East of and parallel
with the West line of the South portion of said Lot A; thence North
along said parallel line and said line extended, 24.605 feet; thence
West along a line drawn perpendicularly to the East line of said
lot, 55.52 feet more or less to a point on the West line of the
North portion of said lot; thence North along said West line to the
North West corner of said lot; thence East along the North line of
said lot to the North East corner thereof; thence South along the
East line of said lot to the point of beginning;

(Legal description continued on reverse)

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 parts, 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, in any terms, to convey either with or without consideration, to convey
said premises or any part thereof to a successor or successors in fee simple, to mortgage, pledge or otherwise encumber said property, or
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
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 mortgage, pledge or otherwise encumber said property, or any part thereof,
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, out of 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 here
after.

In no case shall any party dealing with said trustee in relation to 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 his 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, (c) that at the
time of the delivery thereof the trust created by this indenture and by said trust agreement was in all force and effect, (d) that such con-
veyance or in some amendment thereof and binding upon all beneficiaries thereof, (e) that said trustee was duly authorized and
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, (f) if the conveyance is made to a
successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title,
estate, rights, powers, authorities, duties and obligations of it, his or their predecessor as 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 earn-
ings, 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, such, but only an inter-
est 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, S, 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 S, aforesaid, have hereunto set their
this 20th day of October, 1983, hand S, and

Marcia L. Watts (Seal) John R. Phillips (Seal)
Marcia L. Watts (Seal) John R. Phillips (Seal)

State of Illinois } ss. I, Frances C. Frasson a Notary Public in and for said County, in
County of DU PAGE } the state aforesaid, do hereby certify that Marcia L. Watts and
John R. Phillips, her Husband

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 in-
strument as their free and voluntary act, for the uses and purposes
therein set forth, including the right of homestead.
Given under my hand and Notary Public seal this 20th day of October, 1983.

Frances C. Frasson
Notary Public

Downers Grove National Bank
1077 Curtiss Street
Downers Grove, Illinois

Prepared by: Richard L. Ackman, Attorney at Law
One Dearborn Square, Kankakee, Illinois 60901

Unit 2106 / 1010 N. LAKE SHORE DRIVE
For information only insert street address of above described property. CHICAGO

10.00

Exempt under the provisions of Section 4, Paragraph "e" Real Estate
Transfer Tax Act

Document Number

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TICOR MT 183656

17-03-204-063-1160

Box 15

UNOFFICIAL COPY

Said lot A being a consolidation of Lots 1 and 2 in Block 2, Potter Palmer's Lake Shore Drive Addition to Chicago in the North 1/2 of Block 7 and part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustee's Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated August 18, 1976, and known as Trust Number 3068, recorded in the office of the Recorder of Cook County, Illinois as Document Number 23,675,016; together with an undivided .447 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), hereinafter "property".

(1010 North Lake Shore Drive, Chicago, Illinois)

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COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 OCT 25 PM 12:49

Edith M. Oliver
RECORDED DEEDS
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END OF RECORDED DOCUMENT