

26913139

DEED IN TRUST

THE GRANTOR, WILLIAM DESHLER COX, of the County of Thomas and State of Georgia, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto WILLIAM DESHLER COX, of Thomasville, Georgia, not individually but as trustee under the provisions of a declaration of trust, dated the 19th day of August, 1982, and unto any successor or successors in trust under the declaration of trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit Number 10-C as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as the "Development Parcel"): The North 5 feet of Lot 22, Lots 23, 24, 25 and 26 and the South 10 feet of Lot 27 in the resubdivision by the Catholic Bishop of Chicago and Victor F. Lawson of Block 1 of the Catholic Bishop of Chicago's Lake Shore Drive Addition to Chicago in the North 1/2 of fractional section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "A" to a Declaration of Condominium made by American National Bank and Trust Company of Chicago as Trustee under Trust No. 22254, recorded in the office of the Recorder of Cook County, Illinois, as Document No. 20694787 and as amended by Document Numbers 20845086, 20951913, 20972749, 2164699, 21544565 and 21877045, together with an undivided 2.1256% interest in said Development Parcel (excepting from said Development Parcel all the property and space comprising all the units as defined and set forth in said Declaration and Plat of Survey),

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the declaration of trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises as often as desired; to contract to sell; to grant options to purchase;

Exempt under the provisions of Cook County transfer tax ordinance.
Date: 12/30/82
Buyer, Seller, or Representative

Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.
Date: 12/30/82
By:

26913139

SEARCHED

INDEXED

Property of

to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in 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 198 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 the premises 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 appurtenance of the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the declaration of trust have been complied with or to inquire into the necessity or expediency to any act of the trustee, or be obliged or privileged to inquire into any of the terms of the declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the declaration of trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the declaration of trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall have

26913139

UNOFFICIAL COPY

...the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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.

Property of Copyright Office

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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the declaration of trust shall upon appointment become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder, and this Deed in Trust is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the aforementioned Declaration of Condominium as if the provisions thereof were recited in full herein.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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.

IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 22nd day of December, 1983.

William Deshler Cox
William Deshler Cox as Grantor

STATE OF GEORGIA)
COUNTY OF THOMAS)

I, *Roger C. Carroll*, Notary Public, hereby certify that WILLIAM DESHLER COX, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the instrument as his free and voluntary act, for the uses and purposes therein set forth.

26913139

UNOFFICIAL COPY

GIVEN under my hand and notarial seal on this
22 day of December, 1983.

Reggie C. P...
Notary Public



My commission expires
NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES OCT. 30, 1986

This instrument was prepared by: Address of property:

GARDNER, CARTON & DOUGLAS
One First National Plaza
Suite 3300
Chicago, Illinois 60603

1515 North Astor Street
Apartment 10-C
Chicago, Illinois 60610

MAIL TO:
Box 128
(JAG)

Grantee's address for
subsequent tax bills:
William Deshler Cox as
trustee under declaration
of trust created by
William Deshler Cox
dated August 19, 1982
1515 North Astor Street
Apartment 10-C
Chicago, Illinois 60610

30 DEC 03 10:31

DEC-30-83 817481

26913139 A - REC

12.00

12.00

26913139