

26024028

This Indenture Witnesseth: That the Grantors, Eleanor Kramer,
Divorced, Not Since Remarried and Betty Kuszyński, A Spinster---

of the County of Cook and State of Illinois for and in consideration
of Ten (\$10.00) Dollars.

and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey

and _____ unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois
Banking Corporation, as Trustee under the provisions of a trust agreement dated the 1st
day of October 1981, known as Trust Number 66-4531, the following

described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 007461E in the Terrace Square Condominium, as delineated
on the survey of the following described real estate: Part of the
West Half of South East Quarter of Section 10, Township 41 North,
Range 12, East of the Third Principal Meridian, in Cook County,
Illinois, which survey is attached as Exhibit A to the Declaration
of Condominium recorded in the office of the Cook County, Illinois
Recorder as Document Number 25132652, as amended from time to time,
together with its undivided .2793% interest in the Common Elements
(as defined in the Declaration), which percentage interest is sub-
ject to reallocation by Grantor, as set forth in the Declaration.

This Deed is subject to all rights, easements, restrictions, condi-
tions, covenants and reservations contained in said Declaration
the same as though the provisions of said Declaration were recited
and stipulated at length herein.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and pur-
poses 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 ways and to vacate any subdivision or part
thereof, and to redivide 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, to pledge or otherwise encumber said prop-
erty, 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 futuro, and upon any terms and for any period or periods of time, not ex-
ceeding 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 sell 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 trustee 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, or
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 amend-
ment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empow-
ered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-
veyance 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 in-
terest, 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 case made and
provided.

And the said grantor S hereby expressly waives S and releases S 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 homestead from sale on
execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their
seal this 1st day of October 1981

Eleanor Kramer (Seal)
Betty Kuszyński (Seal)

Address of Grantee:
Citizens Bank & Trust Co.
One S. Northwest Highway
Park Ridge, Illinois 60068

CBT 1517A

This instrument was prepared by Michael W. Miela, 5196 Mission Dr. Norridge, Il.
60656

26024028

UNOFFICIAL COPY

1981 OCT 9 PM 12 39

STATE OF Illinois
COUNTY OF Cook

COOK COUNTY RECORDS

RECORDER *John J. ...*

I, Michael W. Miela

a Notary Public in and for Cook County, in the State of Illinois, do hereby certify that
Eleanor Kramer Divorced and Since Not Remarried
and Betty Kuszynski a Spinister

10.00

personally known to me to be the same person S whose name S
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 seal this

1st day of October A. D. 1981

Michael W. Miela
Michael W. Miela Notary Public.

Commission Expires November 1, 1981

Property of Cook County Clerk's Office

26024028

ATTENTION: Recorder of Deeds

After recording, please return this Deed to Citizens Bank & Trust Com-
pany, by depositing the same in Box 405 if this Deed has been recorded in
Cook County, otherwise by mail to:

Citizens Bank & Trust Company
One S. Northwest Highway
Park Ridge, Illinois 60066

26024028

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 95104 Par. 1
Date 10-9-81 *Michael W. Miela*

TRUST NO.

BOX 405

DEED IN TRUST

TO: CITIZENS BANK & TRUST COMPANY
TRUSTEE
PARK RIDGE, ILL.

10.00

26 024 028

END OF RECORDED DOCUMENT