

26080380

This Indenture Witnesseth, That the Grantor, James De Groot,

a bachelor

of the County of Cook and State of Illinois for and in consideration

of Ten and No/100 (\$10.00) Dollars.

and other good and valuable considerations in hand paid, Convey and Quit Claims unto the SOUTH HOLLAND TRUST & SAVINGS BANK a corporation duly organized and existing under the laws of the State of Illinois and qualified to do a trust business under and by virtue of the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 2nd day of July 1975, known as Trust Number 2782, the following described real estate in the County of Cook and State of Illinois, to-wit:

AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND

MADE A PART HEREOF AND COMMONLY KNOWN AS UNIT 18E, etc.

11.00

COOK COUNTY, ILL. NOW FILED FOR RECORD

RECORDED IN DEEDS

1981 DEC -9 AM 11:18

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Del. 67-47-719-E

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Grantees address: 16178 South Park Avenue, South Holland, IL 60473

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 either with or without consideration, 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 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time 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 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 dispositions 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 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 hereby expressly waive...s...and release...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 ha_s hereunto set his hand and seal...this 26th day of November 1981

(SEAL) James De Groot (SEAL)

UNOFFICIAL COPY

STATE OF Illinois

COUNTY OF Cook

ss.

I, Clarice D. Toth

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
James De Groot, a bachelor

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 he signed, sealed and delivered the said instrument
his 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
day of December A.D. 19 81

Clarice D. Toth Notary Public



TRUST NO. 2782

Deed In Trust
WARRANTY DEED

- TO -

**SOUTH HOLLAND TRUST
& SAVINGS BANK**
TRUSTEE

South Holland, Illinois

BOX 533

Mail:

BREMER & WALLACE
175 E. DELAWARE
CHICAGO, ILL. 60611
SUITE 4763

ATTN: ROBERT S. BREMER

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EXHIBIT "A"

Unit 18E in the 253 East Delaware Condominium, as delineated on the survey of the following described real estate:

Lot 5 (except the East 5 Feet thereof) and all of Lot 6 in Lake Shore Drive Addition to Chicago a subdivision of part of Blocks 14 and 20 in Canal Trustees Subdivision of the South fractional 1/4 of fractional 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 the Declaration recorded as document 25993450 together with its undivided percentage interest in the common elements.

Grantor hereby grants to 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 Declaration of Condominium, aforesaid, 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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

Pursuant to Section 30 of the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago, the tenant of the Unit either:

- (1) waived his right of first refusal or option to purchase the unit, or
- (2) failed to exercise his right of first refusal or option to purchase the unit, or
- (3) had no right of first refusal or option to purchase the unit, or
- (4) is the purchaser of the unit.

South Holland Trust & Savings Bank
Trustee under Trust No. 27821