

UNOFFICIAL COPY

26216019

DEED IN TRUST

1982 APR 29 AM 11 33

L 11773 13 254

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Donna M. Kerins, a Widow and not remarried, of the County 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 the Quit Claims unto the FIRST BANK OF CHICAGO PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 19th day of April 1982, Trust Number 12370, the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description on Exhibit "A" attached hereto and expressly made a part hereof.

Unit No. 25W in the 720 N. Austin Condominium as delineated on the Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 18 in Block 1 in Ridgeland, a subdivision of the East half of the East half of Section 7 and the North West quarter and West half of the West half of the South West quarter of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 24998315, together with its undivided percentage interest in the Common elements, as described and set forth in said Declaration and survey.

The tenant of the unit failed to exercise the right of first refusal.

Grantor also hereby grants to Grantee its 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 aforementioned Declaration, 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.

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

Subject to:

General taxes for 1980 and subsequent years; public utility easements; easements, covenants and restrictions and building lines of record, and as set forth in the Declaration of Condominium recorded as Document No. 24998315; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declaration and a reservation by Grantor to itself and its successors and assigns of the rights and easements set forth in said Declaration; provisions of the Condominium Property Act of Illinois; encroachment of blacktop drive and parking area; party wall rights and agreements; and installments due after the date hereof of assessments established pursuant to the Declaration of Condominium.

Exhibit "A"

26216019

# UNOFFICIAL COPY

11/14/82

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 ways and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options of 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, 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 or futuro, and upon any terms and for any period or periods of time, and providing in any single lease 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, in 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 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 hereunder, (c) that said 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, 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 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 limitation" or words of similar import, in accordance with the statute in such case made and provided.

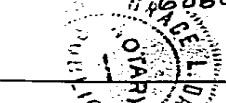
And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 21st day of April 1982.

(Seal) Donna M. Kerins (Seal)  
Donna M. Kerins, a Widow and  
not remarried (Seal)

State of Illinois )  
County of Cook ) SS ) GRACE L. DAHL, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Donna M. Kerins, a Widow and not remarried;

Instrument Prepared By: Herbert J. Peck, 79 W. Monroe St., Chicago, Ill. 60603. 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 she signed, sealed and delivered the said instrument as her 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 26th day of April 1982.



Grace L. Dahl  
Notary Public

FIRST BANK OF OAK PARK  
11 Madison Street  
Oak Park, Illinois 60302

For information only insert street address of above described property.

4/21/82  
Herbert J. Peck, Attorney  
79 W. Monroe St., Chicago, Ill.

This space for affixing Notary and Revenue Stamps

Document Number  
26216019

10 MAR

END OF RECORDED DOCUMENT