

26355237

WARRANTY DEED IN TRUST

1982 SEP 20 AM 9 45

Form 1010 6/80 BankForms, Inc.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the SEP 20 1982 DWIGHT E. HERBERT and A -- REC GARY T. WATSON, whose address is: 6248-50 Washtenaw Ave., Chicago, Il. of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 10th day of July 19 79 known as Trust Number 3026, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 3S in 6248-50 Washtenaw Associates Condominiums as delineated on a survey of the following described real estate: Lot 2 and the North 1/2 of Lot 3 in Block 2 in Grady and Karper's Devon-Washtenaw Addition to North Edgewater in the Subdivision of Lots 1, 2 and 3 and the East 1/2 of Lot 4 of Superior Court Commissioner's Partition (In Case Number 113730) of the North 10 acres of the East 1/2 of the West 1/2 of the North East fractional 1/4 of Section 1, Township 40 North, Range 13 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 Recorder of Deeds as Document No. 25047386 together with its undivided 15.85 percentage interest in the common elements.

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 portion or part thereof; and to reestablish said property as often as desired, to contract to sell or 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, 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 the present or future, 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 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 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 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 permitted 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, (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 his, her 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 in 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 of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive 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 S aforesaid have hereunto set their hand S and seal S this 15th day of September 19 82

(Seal) Dwight E. Herbert (Seal) Dwight E. Herbert (Seal) Gary T. Watson

State of Illinois } ss. I, Joyce Ann Nyström a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that Dwight E. Herbert and Gary T. Watson personally known to me to be the same person S whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed 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. My Commission Expires 5/36

Notary Public seal this 15th day of September 1982

Mail to: MICHIGAN AVENUE NATIONAL BANK, 30 North Michigan Avenue, Chicago, Illinois 60602. For information only insert street address of Box # 764

THIS INSTRUMENT WAS PREPARED BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO 30 NORTH MICHIGAN AVENUE CHICAGO, ILLINOIS 10.00

THIS SPACE FOR AFFIXING HOLDS AND REVENUE STAMPS EXEMPT UNDER PROVISIONS OF REVENUE ACT SECTION 4 REAL ESTATE 9-15-82 Nancy Podgheis DATE

Document Number 26355237

10.00

END OF RECORDED DOCUMENT