

# UNOFFICIAL COPY

26 387 994

1100

This Indenture Witnesseth, That the Grantor

MAUREEN KUHN, A Single Person

E 171780 Sub E 1 292

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

and other good and valuable consideration in hand paid, Convey quit claims unto AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 31st day of August 19 82 known as Trust Number 3224, the following described real estate in the County of COOK and State of Illinois, to-wit:

Parking Space NO. P-1 together with its .0004% ownership interest in the Tudor Oaks Condominium, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Development Parcel"):

26 387 994

Lot 1 and the North 26 feet 7 1/4 inches of Lot 2 in Block 4 in the Subdivision of Blocks 2, 3 and 4 in Forces Subdivision of the South 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 7, Township 39 North, Range 1, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium made by Avenue Bank and Trust Company of Oak Park, as Trustee under Trust Agreement dated February 10, 1981 and known as Trust Number 2728, recorded January 29, 1982 as Document Number 26,128,390, together with its undivided percentage interest appurtenant to the said Units 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 Survey), in Cook County, Illinois.

Property of Cook County Clerk's Office

Property of Cook County Clerk's Office

QNTI 17/11/11

10/20/12  
M. Zemel

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Sidney R. Olson  
RECORDER OF DEEDS

1982 OCT 21 PM 1:07

26387994

26 387 994

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 subdivide 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, 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 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 or 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, (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.

