

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 1990
September, 1975

DEED IN TRUST

(ILLINOIS)

982 NOV 3 PM 12 58

26399310

NOV-3 -82 (The Above Space For Recorder's Use Only)

10.00

THE GRANTOR EUGENE B. ADDISON, married to Evelyn E. Addison
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, Convey and (WARRANT /QUIT CLAIM)*
unto EUGENE B. ADDISON - 1295 Lincoln Park Avenue South, Highland
Park, Illinois 60035 (NAME AND ADDRESS OF GRANTEE)
as trustee under the provisions of a trust agreement dated the 28th day of June
1982 and known as Trust Number _____ (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate
in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION FOR UNIT 27A ATTACHED AS A RIDER HERETO.

26399310

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or
any part thereof; to dedicate parks, streets, highways or alleys; 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 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 in futuro, and upon any terms and for any
period or periods of time, not exceeding in the case of any single lease the term of 198 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 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, lease, 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 said 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.

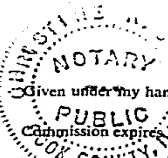
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of an
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 has hereunto set his hand and seal this 1st
day of November, 1982

Eugene B. Addison (SEAL) _____ (SEAL)
Eugene B. Addison _____ (SEAL) _____ (SEAL)
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Eugene B. Addison
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 as 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 official seal, this 1st day of November, 1982

Christine Rutter NOTARY PUBLIC
Commission expires July 1985

This instrument was prepared by Stuart A. Feldman, EPFON, MULLIN, SEGAL & DRUTH,
LTD., 140 S. Dearborn St., Chicago, (NAME AND ADDRESS) IL 60603

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:
100 East Walton Place

Chicago, Illinois 60611
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Eugene B. Addison
100 E. Walton Place
Chicago, Illinois 60611

MAIL TO: { _____ (Name) _____
_____ (Address) _____
_____ (City, State and Zip) _____ }

OR RECORDER'S OFFICE BOX NO. 71
JWE.

Payable Under Real Estate Transfer Tax Act Sec. 4
& Cook County Ord. 95104 Per. _____
11/3/82 Sign. _____
Date of Payment: _____
Date of Recording: _____
Date of Filing: _____

DOCUMENT NUMBER
26399310

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

Unit No. 27A in the 100 E. Walton Condominium as delineated on a survey of the following described Parcel: Parts of Lots 8, 9, 10, 11 and 12 in Moss' Subdivision of parts of Lot 10 in the South 1/2 of Block 8 in Canal Trustees' Subdivision of 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 of Condominium recorded as Document No. 2462435 and registered as Document No. LR 2990252; together with an undivided .37924 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.

Party of the first part also hereby grants to party of the second part, 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 those created by Deed dated December 22, 1977 and recorded and filed December 28, 1977 as Document 24262433 and LR 2990250 and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Deed for the benefit of the remaining property described therein. This conveyance 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,

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part forever.

SUBJECT, HOWEVER, to: General real estate taxes for the year 1981 and subsequent years; special city or county taxes or assessments, if any; easements, covenants, restrictions and building lines of record; Illinois Condominium Property Act; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 100 E. Walton Condominium, registered as Document No. LR 2990252 and recorded as Document No. 24262435; easements reserved by Deed, registered as Document No. LR 2990250 and recorded as Document No. 24262433; Condominium Operating Agreement registered as Document No. LR 3004694 and recorded as Document No. 24364465.

Grantor warrants that the above described property does not qualify as Homestead Property under Illinois law.

26399310

END OF RECORDED DOCUMENT