

UNOFFICIAL COPY

DEED IN TRUST - WARRANTY

27 415 808

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Geraldine Close, divorced and not since remarried, of the County of COOK and State of Illinois, for and in consideration of the sum of Ten and 00/100 ----- Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto THE ELGIN NATIONAL BANK, ELGIN, ILLINOIS, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of December 19 84, and known as Trust Number 1669, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto for legal description.

COMMONLY KNOWN AS Units 22 A and 22B, 1555 N. Dearborn Parkway, Chicago, Illinois 60610

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways and alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant to mortgage, to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to lease, or to license, 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 demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single 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, or interest in or about or easement appurtenant to said real estate or any part thereof, and to do all things which said real estate and every part thereof in all other ways specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or acting under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by the deed, mortgage or lease 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) the said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the conveyance title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither The Elgin National Bank, Elgin, Illinois, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they, its or their attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then or future Trustee, name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment of such obligation thereof). All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from and under said real estate, and such interest is hereby declared to be personal property, and the proceeds thereof shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title 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 any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 2nd day of January 19 85

Geraldine Close
Geraldine Close [SEAL]

STATE OF ILLINOIS ss. I, the undersigned, a Notary Public in and for said County and State aforesaid do hereby certify that County of COOK and not since remarried Geraldine Close, Divorced

personally known to me to be the same person whose name is she 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, and GIVEN under my hand and seal this 2nd day of January A.D. 1985

Lawrence P. Kelley
Notary Public. My commission expires Sept. 1, 1987

MAIL TO: EDWARD REDA, JR., 221 N. CASALCE, CHICAGO, ILL.

Document No.

Cook
Filed for record in Recorder's Office of Cook County, Illinois

at _____ o'clock _____ M.

Recorder of Deeds.

Prepared by: Walter D. Cupkovic, Esq., 140 S. Dearborn, Suite 1400, Chicago, IL 60603

TIA 198255

17-04-210-031-1084
1083

12.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
850.00
REVENUE JAN 22 05
PB.11183

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
850.00
DEPT. OF REVENUE
JAN 22 85
PB.10761

030140
REAL ESTATE TRANSACTION TAX
850.00
JAN 22 05
Cook County

808

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Property of Cook County Clerk's Office

FORM 215

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1985 JAN 23 PM 1:07

27415808

51 JAN 23 1985

Legal Description

Unit Numbers 22A and 22B, in Constellation Condominium, as delineated on a Survey of the following described real estate:

PARCEL 1:
The North 50 feet of Lot "B" in Block 1 in the Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition to Chicago, in the East 1/2 of the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

PARCEL 11:
That part of ground adjoining Parcel 1, herein, on the West, North and East thereof, more particularly described as follows:

Beginning at the Southwest corner of the North 50 feet of Lot "B" in Block 1 in the Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition to Chicago, hereinafter referred to as Parcel 1; thence West along the South line of said Parcel 1, projected West, a distance of 22 feet; thence North parallel to the West line of said Parcel 1 and along a line 22 feet West of said West line of Parcel 1, a distance of 70 feet; thence East parallel to the North line of said Parcel 1 along a line 20 feet North of said North line of Parcel 1, a distance of 161 feet 11-1/4 inches, more or less, to a point 8 feet East and 20 feet North of the Northeast corner of said Parcel 1; thence South parallel to the East line of said Parcel 1 and along the center line of the alley, being 8 feet East of said East line of said Parcel 1, a distance of 70 feet, more or less, to a point in the center of said alley, 3 feet East of the Southeast corner of said Parcel 1; thence North along the East line of Parcel 1, 50 feet; thence West along the North line of Parcel 1, 131 feet 11-1/4 inches; and thence South along the West line of Parcel 1, 50 feet to the point of beginning, in Cook County, Illinois.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25,101,907, together with its undivided percentage interest in the common elements, as set forth in said Declaration, in Cook County, Illinois.

Subject to:

Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easement established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; general taxes for the year 1984 and subsequent years; and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

Exhibit A

Prepared by: Walter D. Cupkovic, Esq., 140 S. Dearborn, Suite 1400, Chicago

27 415 808