

# UNOFFICIAL COPY

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27418619

### WARRANTY DEED IN TRUST

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Form 17648 Bankforms, Inc.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor (X) RJB I Limited

of the County of Cook and State of Illinois for and in consideration of Ten Dollars and Zero Cents MOANS, and other good and valuable considerations in hand, paid, Conveys and warrants unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the ninth day of October 19 73, known as Trust Number 2514, the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description attached hereto as Exhibit A and made a part hereof.

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 subdivision or part thereof, and to resubdivide said property as often as desired, to sell, to lease, 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, 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 premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in 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, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof at any time term of 28 years, and to renew or extend leases upon any terms and for any period or periods of time, to purchase the whole or any part of the reversion and to contract respecting or times hereafter, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting 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, for other real or personal property, to grant easements or charges 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 for 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 assume 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 instrument 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 instrument and in said trust agreement or in some mortgage or other instrument and (c) 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 limitations", or words of similar import, in accordance with the statute in such case made and provided

And the said grantor hereby expressly waives S and releases S 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 aforesaid has hereunto set its hand and seal this twenty-eighth day of December 19 84

RJB I Limited

By: James A. Blazina Managing General Partner By: John E. Blazina Managing General Partner

By: Richard P. Brandstatter Managing General Partner By: Thomas R. Frawley Managing General Partner

THIS INSTRUMENT WAS PREPARED BY: James A. Blazina, Chartered  
111 East Wacker Drive, Suite 316  
Chicago, Illinois 60601

I, Kathleen A. Daly a Notary Public in and for said County, in the state aforesaid, do hereby certify that Richard P. Brandstatter, James A. Blazina, John E. Blazina and Thomas R. Frawley as Managing General Partners of RJB I Limited, personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed 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.  
Given under my hand and notarial seal this 28th day of December 19 84

Kathleen A. Daly  
Notary Public

REVENUE STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
12/13/84  
BUYER SELLER OR REPRESENTATIVE  
DATE

REVENUE STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4-201-205, CHICAGO TRANSFRACTION  
TAX ORDINANCE.  
12/13/84  
DATE

PARKWAY BANK AND TRUST COMPANY  
HARLEM AT LAWRENCE AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60656  
BOX 282

2020 Lincoln 23C  
For information only insert street address of above described property. CHICAGO 00

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EXHIBIT A

UNIT NO. 23C, IN 2020 LINCOLN PARK WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST 1/2 OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEES' SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF SAID LOTS, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25750909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

27418619

END OF RECORDED DOCUMENT