

DEED IN TRUST  
(QUIT-CLAIM)

27 433 471

12<sup>00</sup>

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Sharon K. Crowley, 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 S and Quit-Claim S unto Capitol Bank and Trust of Chicago, an Illinois banking corpora-  
tion whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of  
Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of April, 1980, and  
known as Trust Number 1 and State of Illinois, to-wit:

SEE ATTACHED LEGAL RIDER

Exempt under provisions of  
Paragraph E, Section 4,  
Real Estate Transfer Act.

CAPITOL BANK AND TRUST OF CHICAGO  
as trustee under Trust No. 1.

2-2-85

BY: *[Signature]*

Date UNIT 23-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL  
OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):  
THAT PART OF LOT 4 TO 7 INCLUSIVE IN BLOCK 1 (EXCEPT THAT PART INCLUDED  
IN LAKE SHORE DRIVE (AS NOW LOCATED) AND THAT PART OF LOTS 1 TO 4  
INCLUSIVE IN BLOCK 2 AND THAT PART OF VACATED STONE STREET LYING  
BETWEEN BLOCKS 1 AND 2 AFORESAID, ALL TAKEN AS A TRACT AND DESCRIBED AS  
BEGINNING ON THE NORTH LINE OF SAID LOT 4 IN BLOCK 2 AT A POINT 102  
FEET EAST OF THE WESTERLY LINE OF SAID LOT 4 IN BLOCK 2; THENCE EAST ON  
THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 4 EXTENDED  
EAST APPROXIMATELY 132.25 FEET TO THE WESTERLY LINE OF LAKE SHORE DRIVE;  
THENCE SOUTHERLY ON THE WESTERLY LINE OF LAKE SHORE DRIVE 163.44 FEET  
TO THE NORTH LINE OF EAST GOETHE STREET AND THE SOUTH LINE OF BLOCK 1  
AFORESAID; THENCE WEST ON THE NORTH LINE OF EAST GOETHE STREET  
APPROXIMATELY 149.58 FEET TO A POINT 102 FEET EAST OF THE SOUTH WEST  
CORNER OF LOT 14 IN SAID BLOCK 2; THENCE NORTH ON A LINE PARALLEL TO  
AND 102 FEET EAST OF THE WESTERLY LINE OF LOTS 14 TO 11 INCLUSIVE OF  
SAID BLOCK 2 APPROXIMATELY 161.24 FEET TO THE POINT OF BEGINNING, ALL  
IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE  
NORTH WEST FRACTIONAL 1/4 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 MADE BY LA  
SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 54030 RECORDED IN  
THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS  
DOCUMENT 22501302; TOGETHER WITH ITS UNDIVIDED .77298 PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS.

69-83-284 D  
Property

Cook County Office  
27 433 471

# UNOFFICIAL COPY

Property of Cook County

Exec  
Part  
Real

Date \_\_\_\_\_ Vice President and Trust Officer

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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate as often as desired, to contract to sell, to grant options to purchase any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease, leasehold, or otherwise, to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any lease the term of 99 years, and to renew or extend terms and for any period or periods of time, to contract to make leases and to grant options, leases and options to renew leases and options to purchase upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof, to chase the whole or any part of the reversion and to contract respecting the amount of fixing the amount of present or future rentals, to lease, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for all other considerations as 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, 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 purchase money, rent or money borrowed or advanced on the said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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 any deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 or predecessors in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or 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 beneficiaries under said Trust Agreement as their agent in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own 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 and discharge thereof). All persons and corporations whomsoever 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 the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 and releases 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 Sharon K. Crowley aforesaid has hereunto set her hand and seal this 2nd day of February, 19 85

Sharon K. Crowley [Seal]  
Sharon K. Crowley [Seal]

STATE OF Illinois  
COUNTY OF Cook ) ss.

I, Barbara A. Jankowski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sharon K. Crowley, divorced and not since remarried 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 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.

GIVEN under my hand and Notarial Seal this 2nd day of February, 19 85  
Commission expires May 2, 19 88 Barbara A. Jankowski NOTARY PUBLIC

Document Prepared By:  
Rudolph C. Schoppe  
4801 W. Fullerton  
Chicago, IL 60639

ADDRESS OF PROPERTY:  
APT 25, 1300 LEXINGTON DRIVE  
CHICAGO, ILLINOIS  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
TH  
(Address)

Doc # 17-03-108-016-103

APPENDIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER  
27 433 471

BOX 333

END OF RECORDED DOCUMENT

UNOFFICIAL COPY

RETURN TO: Capitol Bank and Trust of Chicago  
4801 West Fullerton  
Chicago, Illinois 60639

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(QUIT CLAIM DEED)

TO



TRUSTEE

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1905 FEB -5 PM 3:20

27433471

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT