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LAND & ALIEN

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THIS INDENTURE WITNESSETH, That the Grantor

THE TALMAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) - - - - - dollars, and other good and valuable consideration in hand paid, Conveys and warrants unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of July 24 19 85, known as Trust Number 25-7239, the

following described real estate in the County of Cook and State of Illinois, to-wit: Unit No. 2 together with an undivided 33 1/3 percent interest in the common elements in the Seventieth Street Condominium as delineated and defined in the Declaration recorded as Document No. 19745603, in the East 1/2 of the Southeast 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 2363 East 70th Street, Unit 2, Chicago, Illinois 60649

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements, general real estate taxes for 1985 and subsequent years; Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium; Limitations and conditions imposed by the Condominium Property Act. (Permanent Index No.: 20 - 24 - 427 - 015 - 1002) P.P.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor, successor in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by years to commence in present or future, and upon any term and for any period or periods of time, and to execute renewals or extensions of leases upon any terms, and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of living the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced for the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that each conveyance or other instrument was executed in accordance with the trust, condition and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its A. V. President, and attested by its Asst. Secretary, this 8th day of November, 1985.

THE TALMAN HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF IL.

(NAME OF CORPORATION)

85277399

IMPRESS CORPORATE SEAL HERE

BY

ATTEST:

Asst. VICE

PRESIDENT

Asst. SECRETARY

This space for affixing Riders and Revenue Stamps

85277399
BANK OF RAVENSWOOD
CHICAGO, ILLINOIS
Document Number
11416000



1825 W. Lawrence Ave
Chicago, Illinois 60640 Phone (312) 300-1000
BOX 58

2363 E. 70th St., Unit 2, Chicago, IL 60649

For information only insert street address of above described property.

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas A. Rosiello personally known to me to be the Asst. Vice President of the

corporation, and Dennis K. Holland personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Asst. Vice President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 8th day of November 1985

Commission expires February 1 1989

Marie Massena
NOTARY PUBLIC

This instrument was prepared by Dennis K. Holland, Esq., 30 W. Monroe, Chicago, IL 60603
(NAME AND ADDRESS)

11.00

DEPT-1 RECORDING \$11.00
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85-277399

UNOFFICIAL COPY

Bank of Ravenswood

2363 E. 70th St., Unit 2, Chicago, IL 60649

For information only insert street address

of above described property.

(SEAL) _____
(SEAL) _____

In Witness Whereof, the grantor _____ and the grantee _____ hand _____ and seal _____ this _____ day of _____ 19 _____

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to bid, lease and otherwise dispose of the real estate in and to the extent of the trust agreement set forth. The trustee is hereby authorized to execute and deliver to the grantor, his heirs, assigns and assigns of the grantor, a deed or deeds in fee simple, subject to the trusts herein, to the grantor, his heirs, assigns and assigns of the grantor, and to execute and deliver to the grantor, his heirs, assigns and assigns of the grantor, a deed or deeds in fee simple, subject to the trusts herein, to the grantor, his heirs, assigns and assigns of the grantor, and to execute and deliver to the grantor, his heirs, assigns and assigns of the grantor, a deed or deeds in fee simple, subject to the trusts herein, to the grantor, his heirs, assigns and assigns of the grantor.

THIS INDENTURE WITNESSETH, That the Grantor THE TAIWAN HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ILLINOIS of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of July 24 19 85, known as Trust Number 25-7239 and State of Illinois, to-wit: following described real estate in the County of Cook and State of Illinois, to-wit: Unit No. 2 together with an undivided 33 1/3 percent interest in the common elements in the Seventeenth Street Condominium as delineated and defined in the Declaration recorded as Document No. 19745603, in the East 1/2 of the Southeast 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Commonly known as 2363 East 70th Street, Unit 2, Chicago, Illinois 60649 SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements, general real estate taxes for 1985 and subsequent years; Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium; Limitations and conditions imposed by the Condominium Property Act. (Permanent Index No. 2.0 - 2.4 - 4.2.7 - 0.1.5 - 1.0.0.2) ps

This space for affixing Stamps and Revenue Stamps

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Document Number 1987171002
CITY OF CHICAGO
RECORDS & CLERK

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AMR 1/10/87

Signatures

DEED IN TRUST

WARRANTY

JAN 11 1987 8 5 2 7 / 3 3 7

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UNOFFICIAL COPY

-85-277399

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NOV 22 11 12/85 10 35 AM
#15673 * 85-277399

11 00

State of Illinois, County of Cook as I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas A. Rosello, personally known to me to be the Asst. Vice President of the corporation, and Dennis K. Holland personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Asst. Vice President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November 1985

Commission expires February 1 1989

Thomas Rosello
NOTARY PUBLIC

Dennis K. Holland, Esq., 30 W. Monroe, Chicago, IL 60603
(NAME AND ADDRESS)

This instrument was prepared by

IMPRESS
NOTARIAL SEAL
HERE

Proprietary of Cook County Clerk's Office