

UNOFFICIAL COPY

This Indenture Witnesseth That the Grantor (s) Beverly Salomon, divorced and not remarried

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100s Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claims unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of DECEMBER 1985,

known as Trust Number 43424, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Index Number: 14-21-101-034-1194-105. Property Address: 3950 North Lake Shore Drive, Unit #2008 Chicago, Illinois 60613

This TRANSACTION IS EXEMPT UNDER PARAGRAPH E of no taxable consideration. 12-10-85 Lorraine V. Wieber

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 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 demise the term of 99 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 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 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, 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 indenture 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 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) that 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 the, his or their predecessors 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 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 aforesaid has hereunto set her hand and seal this 10th day of DECEMBER 1985.

Beverly G. Salomon (SEAL) Beverly Salomon (SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lorraine V. Wieber 116 S. Arl. Hts. Rd., Arl. Hts., Il.

Hand Title Co. of America L-43696-07 Dall

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BOX 8

TRUST No.....

DEED IN TRUST

PROPERTY ADDRESS
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

951233-59

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

DEPT-01 RECORDING \$12.25
14444 TRAN 0329 12/20/85 09:33:00
#402 # D * - 85-332154

85332156

Mail To:
Jay Zabel
Mullin & Druth, Ltd.,
140 S. Dearborn Street
Chicago, Illinois 60603

12.00 MAIL

My Commission Expires Sept. 5, 1989

STATE OF ILLINOIS }
COUNTY OF COOK } ss. I, Lorraine V. Wieber
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Beverly Saloman, a spinster
who
personally known to me to be the same person whose name 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 5th day of December 1985
Lorraine V. Wieber
Notary Public.

Property of Cook County Clerk's Office

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Parcel 1:

Unit No. 2008 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, being a Subdivision of Block 1 in Equitable Trust Company's Subdivision in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the line established by decree entered on September 7, 1906, in Case No. 274470, Circuit Court of Cook County, Illinois, entitled Charles W. Gordon and others against Commissioners of Lincoln Park, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee, under Trust No. 40420, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as document 24014190; together with an undivided .1320 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey);

Also

Parcel 2:

Easement for the benefit of Parcel 1 as created by the Easement Agreement dated April 23, 1969, recorded April 23, 1969 as document 20820211 made by and between American National Bank and Trust Company of Chicago, Trust No. 22719, and Exchange National Bank of Chicago, Trust No. 5174, for the purpose of ingress and egress over and across that part of the East 40 feet of vacated Frontier Avenue, as vacated by Ordinance recorded as document 2081690, lying West of Lots 10, 11 and 12 in Carson and Chytraus Addition to Chicago, aforesaid, which lies North of the South line of Lot 10 extended West and lies South of the North line of Lot 12 extended West, in Cook County, Illinois.

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