GEORGE E. COLE®
LEGAL FORMS

NO. 1990
April, 1990

85 335 178

DEED IN TRUST
(ILLINOIS)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

85 335 178

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR, FANIA TOLPIN, a widow, not since remarried

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,
Convey s and (WARRANT s /~~QUITCLAIM~~* unto
PAUL H. TOLPIN
360 Jackson
Glencoe, IL. 60022, not individually, but solely
(NAME AND ADDRESS OF GRANTEE)

11 00

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 2nd, day of May, 19 82 and known as ~~Trust~~ the Fania Tolpin Trust ~~Number~~ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 1106, at Imperial Towers Condominium, 4250 N. Marine Dr., Chicago, Illinois

P.I.N. 14-16-301-041-1144

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 praesenti 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 198 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 easement 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 to the application of any purchase money, rent, or money borrowed or advanced on 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 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) 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 waive s and release 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 her hand and seal this 10th day of December, 19 85

(SEAL) Fania Tolpin (SEAL)
FANIA TOLPIN

State of Illinois, County of Cook ss.

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FANIA TOLPIN, a widow 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 official seal, this 10th day of December, 19 85

Commission expires 9/20 19 87

NOTARY PUBLIC

This instrument was prepared by William E. Borenstein, 135 S. LaSalle St., Chicago, IL. 60603
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: William E. Borenstein (Name)
135 S. LaSalle St., Suite 630 (Address)
Chicago, IL. 60603 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY
Unit 1106, 4250 N. Marine Dr.
Chicago, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Paul H. Tolpin (Name)
360 Jackson, Glencoe, IL. 60022 (Address)

Exempt pursuant to Section 4, paragraph e of the Illinois Real Estate Transfer Tax Act and pursuant to Section 200.1-2B6, paragraph e, of the Chicago Transaction Tax Ordinance
Date 12-10-85
Attorney at Law

AFFIX "RIDERS" OR REVENUE STAMPS HERE

85 335 178

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

EXHIBIT "A"

Unit No. 1106, as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 25 and accretions thereto lying West of the West line of Lincoln Park as fixed and established by decree in case 274470 Circuit Court of Cook County, Illinois (plat thereof recorded October 11, 1906 as Document 3937332), in C.U. Gordon's Addition to Chicago, being a Subdivision of Lots 5, 6, 23, and 24 and vacated street lying between said Lots in School Trustees Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, also that part of Lot 7 and accretions thereto lying West of the West line of Lincoln Park as fixed and established by decree in case 274470, Circuit Court of Cook County, Illinois (plat thereof recorded October 11, 1906 as Document 3937332) in School Trustee Subdivision aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for the Imperial Towers Condominium Association made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1977 and known as Trust No. 41300 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 24165981 together with its undivided percentage 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).

Commonly known as Unit 1106 at the Imperial Towers Condominium, 4250 North Marine Drive, Chicago, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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