

UNOFFICIAL COPY

TRUSTEE'S DEED  
(ILLINOIS)

COOK COUNTY, ILLINOIS

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1986 NOV 14 PM 3:13

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COOK  
CC. NO. 816

70-82-623 D3

THIS INDENTURE, made this 13 day of November,  
1986, between Jean Premo and Robert Bruce Craig

successor  
as trustee under The Vivian S. Craig Trust

dated the 29th day of December, 1982, grantor       , and  
LaSalle National Bank, a national banking association  
of 135 S. LaSalle Street, Chicago, IL its successor  
or successors as Trustee under the provisions of a trust  
agreement dated 11/3/86 and known as Trust No. 111717  
(NAME AND ADDRESS OF GRANTEE)  
grantee       , WITNESSETH, That grantor       , in consideration of

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(The Above Space For Recorder's Use Only)

the sum of Ten and No/100 (\$10.00)  
Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the  
grantor        as s to trustee s and of every other power and authority the grantor        hereunto enabling, do  
       hereby convey and quitclaim unto the grantee       , in fee simple, the following described real estate,  
situated in the County of Cook and State of Illinois, ~~to wit:~~ which is legally described  
on the Rider attached hereto and hereby incorporated herein by reference.

Subject to: Covenants, conditions and restrictions of record; terms, provisions,  
covenants and conditions of the Declaration of Condominium and all amendments  
thereto; private, public and utility easements including any easements established  
by or implied from the Declaration of Condominium or amendments thereto; roads  
and highways; party wall rights and agreements; limitations and conditions imposed  
by the Condominium Property Act; special taxes or assessments for improvements not  
yet completed; unconfirmed special tax or assessments; general taxes for the year  
1986 and subsequent years; installments due after the date hereof of assessments  
established pursuant to the Declaration of Condominium.

PIN: 17-03-107-019-1089

SB

12.00

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantor       , as trustee s as aforesaid,        hereunto set their  
hand        and seal        the day and year first above written.

Jean Premo (SEAL)  
Jean Premo as trustee as aforesaid

PLEASE PRINT OR  
TYPE NAME(S) BELOW  
SIGNATURE(S)

Robert Bruce Craig (SEAL)  
Robert Bruce Craig as trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that Jean Premo and Robert Bruce Craig as  
successor trustees under the Vivian S. Craig Trust dated December 29, 1982

IMPRESS  
SEAL  
HERE

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 as such trustee s, for the uses and purposes therein  
set forth.

Given under my hand and official seal, this 13th day of November 1986

Commission expires October 10 1988 Shirley Ann Pehr  
NOTARY PUBLIC

This instrument was prepared by Gregory E. Norwell, Defrees & Fiske, 72 W. Adams Street,  
(NAME AND ADDRESS) Chicago, IL 60603

MAIL TO: WILLIAM PETERMAN  
(Name)  
221 N. LA SALLE ST.  
(Address)  
Suite 1925  
CHICAGO, IL 60601  
(City, State and Zip)

ADDRESS OF PROPERTY:  
Unit 10-D, 1310 Ritchie Ct.  
Chicago, IL 60610  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
Unit 10-D, 1310 Ritchie Ct.  
(Name)  
Emp, IL 60610  
(Address)

OR RECORDER'S OFFICE BOX NO. 303-893-HV

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
79.50

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
79.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
86542435

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**TRUSTEE'S DEED**

As Trustee—

TO

**GEORGE E. COLE®  
LEGAL FORMS**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

8 6 5 4 2 4 3 5  
LEGAL DESCRIPTION RIDER

UNIT NUMBER 10-'D', AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
THE NORTH 20.16 FEET OF LOT 3, ALL OF LOTS 4 AND 5, LOT 6 (EXCEPT THAT PART OF SAID LOT 6 LYING NORTH OF A LINE DRAWN WESTERLY FROM A POINT ON THE EAST LINE OF SAID LOT 6, 3.85 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 6 TO A POINT ON THE WEST LINE OF SAID LOT 6, 3.68 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 6), ALL OF LOTS 10, 11, 12 AND 13 (EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 13, RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 13 SAID LINE BEING ALSO THE EASTERLY LINE OF ASTOR STREET, A DISTANCE OF 29.67 FEET; THENCE EAST A DISTANCE OF 74.75 FEET TO THE EASTERLY LINE OF SAID LOT 13 AT A POINT 29.77 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 29.77 FEET TO THE SOUTH EAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 73.14 FEET TO THE POINT OF BEGINNING), ALL IN BLOCK 3 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 1972 AS DOCUMENT NUMBER 21931482, IN THE OFFICE OF THE RECORDER OF DEEDS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY ILLINOIS.

Subject to:

Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Acc; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1986 and subsequent years; installments due after the date hereof for assessments established pursuant to the Declaration of Condominium.

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3 6 5 4 2 4 3 5

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 cases made and provided.

Deputy Clerk's Office  
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