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COOK COUNTY, ILLINOIS
FILED FOR RECORD

QUIT CLAIM
DEED IN TRUST

1986 DEC 31 AM 10:07

86627543

Form 359 R. 1/82

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Dharam Paul and Prem Lata Paul, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no cents (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 8th September 1986, known as Trust Number 1088864 the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal

Commonly known as: 5445 Edgewater Plaza, Chicago Unit #2911

PERMANENT TAX NUMBER: 14-08-203-015-1335 VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 redivide or subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on his 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, on power, time or reservation, by leases to commence in present or future, 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 hereof 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 premises 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, or to 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 instrument, lease, mortgage 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 instrument 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, addition 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 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 trustee of the 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, assets and proceeds arising from the use 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, assets 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 file 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 S hereby expressly waive and release 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 S aforesaid has hereunto set their hands and seals this 31st day of December 1986

Dharam Paul (Seal) Prem Lata Paul (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Sherman E. Jaffe
179 W. Washington #905
Chicago, IL 60602

I, Sherman E. Jaffe, Notary Public in and for said County, in the State aforesaid, do hereby certify that Dharam Paul and Prem Lata Paul, his wife

personally known to me to be the same persons whose names S 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 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 31 day of December 1986

My Commission Expires Nov. 27, 1987

[Signature]

5445 Edgewater Plaza
CHICAGO, IL

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington St./Chicago, Ill. 60602
or
Box 533 (Cook County only)

For information only (insert street address of above described property)

Section 4, Exempt under provisions of Paragraph E, Real Estate Transfer Tax Act, 1/31/86 Date

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Document Number

UNOFFICIAL COPY

Document No. 211 in 5445 Edgewater Plaza as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

The South 31 feet of the North 875 feet of the West 131.96 feet; and that part lying South of the said North 875 feet of the East fractional half of the Northeast 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, (all as measured parallel with the West and North lines of said East fractional half of the Northeast 1/4) and lying North of a line that is drawn at right angles to the east line of Sheridan Road, thru a point in said East line that is 1,090 feet South of the said North line of East fractional half of the Northeast 1/4, all of the above lying West of the West boundary line of Lincoln Park as established by decree entered June 26, 1908, in case number 285574, Circuit Court, Cook County, Illinois, on Plat recorded July 9, 1908, as Document No. 2229498 (except therefrom the West 47 feet of heretofore condemned as part of Sheridan Road in Cook County, Illinois, which Plat of Survey is attached as Exhibit C to Declaration of Condominium made by American National Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement dated August 25, 1969 and known as Trust No. 278, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24267313, together with an undivided 0.1765 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey).

Property of Cook County Clerk's Office

CHANGE CASE NO. 211 TO 212
RECORD # 24267313