

DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,

Margaret I. Kreppel, a single woman, never married

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation whose address is 5850 West Belmont Avenue, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the --21st-- day of April 19 86, and known as Trust Number 977 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT

Exempt under provisions of Paragraph E Section 200.1-0.05 or under provisions of Paragraph E, Section 200.143 of the Chicago Tax Ordinance.

6/16/86 Date Buyer, Seller or Representative

1512154 284

Vertical text on right margin: SECTION 16, 6/16/86, Date, BUYER, SELLER OR REPRESENTATIVE

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration including deeds conveying directly to the Trust Grantor, to convey said real estate or any part thereof to 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 real estate, or any part thereof, to lease said real estate, 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, 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 lease, and options to purchase the whole or any part of the reversion and to contract respecting the manner of bringing the amount of present or future rentals, to partition or to exchange said real estate, 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 nasement appurtenant to said real estate or any part thereof, and to deal with 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 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 or any successor in trust in relation to said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to equitably any of the terms of said Trust Agreement, and only said Trustee, mortgagee, leasee or other instrument executed by said Trustee or any successor in trust in relation to said real estate shall be conclusively evidence in favor of any person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the validity thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect. It is 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 all amendments thereof, if any, and was binding upon all beneficiaries thereunder; that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver said 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.

This conveyance is made upon the express undertakings and conditions that neither Colonial Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or their then agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for any injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid. The intention hereof being to vest in said Colonial Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all the real estate above described.

If the title to any of the above real estate 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 a case made and provided.

And the said grantor hereby expressly waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 10th day of

June 1986

Margaret I. Kreppel (NEAL)

(SEAL) (SEAL)

THIS DOCUMENT PREPARED BY M. Gallagher

5850 W. Belmont Ave. Colonial Bank and Trust Company of Chicago Box 63

222 So. Morgan Chicago, Il.

For information only insert street address of above described property

86246949

Document Number

UNOFFICIAL COPY

STATE OF Illinois } I, Robert N. Sodikoff Notary Public in and for said
County Of Cook } ss. County, in the State aforesaid, do hereby certify that Margaret I. Kreppel, a single
woman, never married

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 notarial seal this 10 day of June A.D. 1986

My commission expires 11/15/86

Robert N. Sodikoff

Notary Public

seal

86246949

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION OF UNITS
AT 222 SOUTH MORGAN
CHICAGO, ILLINOIS

Units Numbers LA, LB, ONE, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4AB, 4C and 4D in 222 South Morgan Condominium, as delineated on a survey of the following described Real Estate:

Lot 1 and the North 79 feet of Lot 4 in the Assessor's Division of the South East 1/4 of Block 14 in the Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section with Lot 1 in Block 15 in Duncan's Addition to Chicago, in Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 26474565, together with their undivided percentage interest in the common elements.

Permanent Tax Numbers: ^{Units} (4D) 17-17-218-020-1014; 17-17-218-020-1011 ^(3D)
(4AB) 17-17-218-020-1012; 17-17-218-020-1013 ^(4C)
(3A) 17-17-218-020-1008; 17-17-218-020-1009 ^(3B)
(3C) 17-17-218-020-1010; 17-17-218-020-1004 ^(2A)
(2B) 17-17-218-020-1005; 17-17-218-020-1002 ^(LB)
(1A) 17-17-218-020-1001; 17-17-218-020-1003 ^(ONE)
(2C) 17-17-218-020-1006; 17-17-218-020-1007 ^(2D)

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86246949

RECORDING 138 25
#352 # A * 86-246949

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EXHIBIT A

86246949