

UNOFFICIAL COPY

86397421

This Indenture Witnesseth That the Grantor (s) _____

ELIZABETH NICKLES, divorced and not remarried

of the County of Cook and State of Illinois for and in consideration of Ten dollars and _____ no/100 Dollars,

and other good and valuable considerations in hand, paid, Convey^S _____ 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 29th day of August 1986

known as Trust Number 43737, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Legal Attached

Subject to covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; mortgage or trust deed specified below, if any; general taxes for the year 1985 and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

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 park, 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 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 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 aforesaid has hereunto set her hand and seal this 5 day of SEPTEMBER 1986

_____(SEAL)

Elizabeth Nickles (SEAL)

_____(SEAL)

_____(SEAL)

THIS INSTRUMENT WAS PREPARED BY

Barbara Wilcox
Name

120 N. DEARBORN #720
Address

CHICAGO, IL 60602

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BOX 8

TRUST No.

DEED IN TRUST

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

RETURN TO:
ROGER B. MANDEL
7250 N. CLEVELAND AVE.
LINCOLN WOOD, ILL.
60646

12.25

86397421

DEPT-01 RECORDING \$12.25
#3333 TRAM 1069 09/05/06 16:17:00
#1757 # 2 * 06-397421
COOK COUNTY RECORDER

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE
2000

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
SEP-5-06

STATE OF ILLINOIS }
COUNTY OF COOK }
I, BARBARA C. WILCOX }
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
ELIZABETH NICKLES
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 use and purpose therein set forth, including the release and waiver of the right of homestead.
GIVEN under my hand and Notarial Seal this 19th day of SEPT 1906
Nearby Public

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Legal Description

Unit No. 112 as delineated on survey of the following described parcel of Real Estate (hereinafter referred to as Parcel): the South 85 feet of the East 100 feet of that part of Lot 3 in Assessor's Division of Lots 1 and 2 in Subdivision by the City of Chicago of East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which lies between the East Line of Sheridan Road and West Line of Commonwealth Avenue South of the South Line of Oakdale Avenue North of the North Line of an 18 foot alley as shown in Assessor's plat aforesaid, Recorded in Book 13 of Plats Page 79 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by the Amalgamated Trust and Savings Bank of Chicago, as Trustee under Trust Agreement dated September 25, 1967 and known as Trust No. 2004, recorded in the office of the Recorder of Cook County, Illinois, as Document, 20750706 and 20768581 together with an undivided 4.672 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 survey) in Cook County, Illinois.

14-28-204-008-1010

J. J.

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