

THIS INSTRUMENT WAS PREPARED BY:
JOYCE M. BENNIS
1608 N. St. Michael's Court
Chicago, IL 60614

87461789

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **JOYCE M. BENNIS**, An unmarried woman,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100----- (\$10.00)----- Dollars, and other good and valuable considerations in hand paid, Convey s and Quit-Claims unto the **NEW LENOX STATE BANK**, a corporation of Illinois, whose address is 110 West Maple Street, New Lenox, Illinois 60451, as Trustee under the provisions of a trust agreement dated the 18th day of June 1987, known as Trust Number 1059 the following described real estate in the County of Cook and State of Illinois, to-wit:
(legal description on back)

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DEPT-01 RECORDING \$12.00
T#0222 TRAN 6040 08/20/87 14:18:00
#9537 # B *-87-461789
COOK COUNTY RECORDER

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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, or leases to commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to contract to purchase the whole or any part of the reversion and 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 rent, 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 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 together 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 in any way to inquire into 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 insert 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 the trustee, 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 shall be 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 requested 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 waives, releases, and conveys, 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, aforsaid hS hereunto set her hand and seal, this 18th day of June, 1987.

Joyce M Bennis (Seal) _____ (Seal)
JOYCE M. BENNIS _____ (Seal)
_____ (Seal) _____ (Seal)

State of Illinois } ss. Undersigned _____ a Notary Public in and for said County, in County of Will } the state aforesaid, do hereby certify that Joyce M. Bennis

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 _____ free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
Candi S. Eartly
Notary Public, State of Illinois
My Commission Expires 4/10/91

Given under my hand and notarial seal this 18th day of June, 1987

Candi S Eartly
Notary Public

After recording, mail deed and tax bill to:
NEW LENOX STATE BANK
110 West Maple Street
New Lenox, Illinois 60451
Phone 815/485-7500

1608 N. St. Michael's Court
Chicago, IL 60614
For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF THE REVENUE ACT, SECTION 101, REAL ESTATE TRANSFER TAX ACT
Date Buyer, Seller, or Representative

-87-461789
Deed Record Number

UNOFFICIAL COPY

Legal Description Rider

Unit No. 1008 in St. Michael's Square Condominium No. 2 as delineated on a survey of the following described parcel: Parts of certain lots in Diversey's subdivision of Block 54 of Canal Trustee's subdivision of the north half and the north half of the Southeast quarter and the East half of the Southwest quarter of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, together with part of vacated North St. Michael's Court, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 26158128 together with its undivided percentage interest in the common elements.

Grantor grants to grantee, his, her or their successors and assigns, the exclusive right to the use of parking space 23 as delineated on the survey attached as Exhibit II to the Declaration of Covenants, Conditions, Restrictions, Easements and Zoning Restrictions recorded as document No. 26158126.

Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declarations, and part of the first part reserved 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, restrictions, conditions, covenants and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

This Deed is subject to: general real estate taxes for 1982 and subsequent years; special taxes and assessments for improvements not yet completed; the limitations and conditions imposed by the Condominium Property Act of Illinois; the limitations and conditions imposed by Chapter 100.2 of the Municipal Code of Chicago; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning, landmark preservation and building laws and ordinances; covenants, conditions, declarations, restrictions, easements and building lines of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements, if any; public utility easements; private utility restrictions; installments due after Closing for assessments levied pursuant to the Declaration and the Homeowners' Declaration; rights of the municipality, the State of Illinois, the public and adjoining owners in and to that part of the land falling in vacated St. Michael's Court.

PERMANENT REAL ESTATE INDEX NO. 14-33-330-~~001,002,008~~ and ~~009~~ 012-1008 AD

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