

87480580

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor RICHARD BAUM, DIVORCED AND NOT REMARRIED.

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto South Central Bank and Trust Company of Chicago, an Illinois corporation, its successor or successors, as Trustee under a trust agreement dated the 29TH day of 1987, known as Trust Number L335, the following described real estate in the County of COOK and State of Illinois, to-wit:

PARCEL 1: UNIT NO. 102B, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of the Southeast Quarter of Fractional Section 10. Township 41 north, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the aforesaid Southeast Quarter of Section 10; thence North 1290.89 feet along the East Line of said Southeast Quarter; Thence West 636.16 feet along a line drawn perpendicular to the East Line of said Southeast quarter, to the point of beginning of the herein described tract of land; thence continuing west 184.92 feet along the westerly extension of said perpendicular line; thence North 73.45 feet along a line drawn parallel with the hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways in which specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or provided to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, do that such trustee or any other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 successors 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, her or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 and releases any and all right or interest under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale in execution of other debts.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 31 day of July 1987.

Richard Baum (SEAL) 87480580 (SEAL) RICHARD BAUM (SEAL)

Prepared by Michael Percy 77 W Washington - Chicago, IL 60601

State of ILLINOIS } ss Michael Percy a Notary Public in and for said County, in County of COOK } the state aforesaid, do hereby certify that RICHARD BAUM, DIVORCED AND NOT REMARRIED

personally known to me to be the same person whose name HE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as HIS free and voluntary act, for the use 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 July 1987

Notary Public

SOUTH CENTRAL BANK AND TRUST COMPANY 155 WEST ROOSEVELT ROAD CHICAGO, ILLINOIS 60607

8936 North Shore Des Plaines, 60018 For information only insert street address of above described property.

DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSFER TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-2B6 OF SAID ORDINANCE. Section 8 HEREBY DEEMED EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSFER TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-2B6 OF SAID ORDINANCE. This space for affixing Riders and Revenue Stamps. Exempt under provisions of Paragraph 8, Seal Estate Transfer Tax Act. 8-20-87 Date Buyer, Seller or Representative

# UNOFFICIAL COPY

East line  
of the aforesaid Southeast 1/4, to the hereinabove designated  
point of beginning, in Cook County, Illinois.

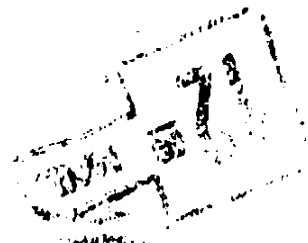
which survey is attached as Exhibit "B" to Declaration of Condominium  
Ownership and of Easements, Restrictions and Covenants for Courtland  
Square Condominium Building No. 20 made by Harris Trust and Savings Bank,  
as Trustee under Trust Agreement dated February 28, 1979 and known as  
Trust No. 39321, and recorded July 17, 1979 as Document No. 25,053,452,  
together with an undivided 5.996564 percent interest in said Parcel  
(excepting from said Parcel all the units thereof as defined and set forth  
in said Declaration of Condominium Ownership and survey).

ALSO

PARCEL II:  
Easement for ingress and egress for the benefit of Parcel I as set forth  
in the Declaration of Covenants, Conditions, Restrictions and Easements  
for The Courtland Square Homeowner's Association recorded July 17, 1979  
as Document 25,053,432.

DEPT-01 RECORDING \$12.25  
T#1111 TRAN 9638 09/01/87 09:14:00  
#5862 # 9 \*-87-480580  
COOK COUNTY RECORDER

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