

UNOFFICIAL COPY

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71-41-011 DZ

This Indenture Witnesseth That the Grantor (s) William P. V. Zanetis,
a bachelor

of the County of Cook and State of Illinois for and in consideration
of Ten and 00/100ths (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey S and Quit-Claim S 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 October 19 87

known as Trust Number 44199, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Unit Number 3, in Park Place Condominium as more fully
described in the Rider attached hereto and made a part
hereof

See attached Legal Description Rider

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Exempt under provisions of Paragraph 2, Section 2001-286 or under provisions of Paragraph 2, Section 2001-48 of the Chicago Transaction Tax Ordinance
10/29/87
Buyer, Seller or Representative
Date

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 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 praesenti 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 198 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 the, 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 S and release S 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 ha S hereunto set his hand and seal this 29th day of October 19 87.

William P. V. Zanetis (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel H. Fenchel _____ #4040 Three First National Plaza, Chgo, IL
Name Address

Exempt under provisions of Paragraph 2, Section 2001-286 or under provisions of Paragraph 2, Section 2001-48 of the Chicago Transaction Tax Act.
87595937
26696628
10/29/87
Buyer, Seller or Representative
Date

UNOFFICIAL COPY

Mail To:

BOX 8

TRUST No.

DEED IN TRUST

HARRIS TRUST AND SAVINGS BANK
TRUSTEE
PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

Property of Cook County Clerk's Office

8733328

STATE OF ILLINOIS }
 COUNTY OF COOK }
 ss. I, Joel H. Fenchel
 a Notary Public, in and for said County, in the State aforesaid, do hereby certify that:
 William P. V. Zanettis
 who is 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 he aligned, sealed and delivered the said instrument as his 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 29th day of October 19 87

 Notary Public

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R I D E R

Unit Number 3, in Park Place Condominium, as delineated on the Survey of the following described Parcel of Real Estate (hereinafter referred to as "Parcel"):

A tract of land including a portion of lots taken for the opening of Ogden Avenue described as follows:

Part of Lots 15 to 30 and the 18 foot alley West of and adjoining lots 15 to 25 in Hambleton's Subdivision of Block 43 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

ALSO

That part of the North 16 feet of West Menomonee Street lying West of the West line of North Sedgwick Street, extended South and lying East of the West line of North Fern Court, extended North, all in Cook County, Illinois, which Survey is attached as Exhibit "B" to Declaration of Condominium Ownership and By-Laws, Easements, Covenants and Restrictions for Park Place Condominium made by Bank of Ravenswood, Trustee under the provisions of a Trust Agreement dated August 24, 1976 and known as Trust Number 2194, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document #23907282 and registered with the Cook County Registrar of Titles Office as Document #2934976, together with an undivided 6.25 per cent interest in the Parcel (excepting from the Parcel all of the property and space comprising all of the Units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Permanent Property Index No. 14-33-312-010-1003 *m*
Commonly known as 1804 N. Sedgwick, Chicago, Illinois 60614

Cook County Clerk's Office
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