

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

87049112 7049112

COOK CO. NO. 016

2 8 2 6 3

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor Elisabeth D. Fairchild, a widow

of the County of Orange and State of California for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid; Conveys and warrants unto the BEVERLY BANK, an Illinois corporation, of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of February, 1978, known as Trust Number 8-6000, the following described real estate in the County of Cook

and State of Illinois, to-wit: Unit Number 204 as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as parcel): Lots 1,2,3,4 and 5 in the subdivision of Lot A in Block 1 in the subdivision by the Catholic Bishop of Chicago of Lot 13 in Bronson's addition to Chicago, in Section 4, Township 39 North, Range 14 East of the third principal meridian according to the plat thereof recorded in Book 15 of plats, page 34 in Cook County, Illinois which plat of survey is attached as Exhibit C to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under Trust Agreement dated August 4, 1977 and known as Trust Number 40972 recorded in the office of the recorder of deeds of Cook County, Illinois as document number 24130105, together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in (Grantee's Address: 1357 W. 103RD STREET, CHICAGO, ILLINOIS 60643) forth in said declaration and plat of survey) in Cook County, Illinois.

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, hold, set 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 leaves to commence in present or future, 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 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 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 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 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 releases and releases 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 homestead, as to the execution or otherwise.

Address: 1550 North State Parkway, Unit 204, Chgo., Ill
PIN: 17 04 210 029 1008
In Witness Whereof, the grantor, aforesaid has, hereunto set her hand and seal, this 23rd day of January, 1987

(Seal) x Elisabeth D. Fairchild (Seal)
(Seal) (Seal)

State of CALIFORNIA, I, BARBARA O. CARROLL, a Notary Public in and for said County, in County of ORANGE, the state aforesaid, do hereby certify that ELISABETH D. FAIRCHILD

This instrument prepared by Garry Barker, 180 N. LaSalle, Chicago, Ill 60601, is subscribed to by 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.

OFFICIAL SEAL
BARBARA O. CARROLL
Notary Public-California
Principal Office in Orange County
My Comm. Exp. Dec. 15, 1987

Given under my hand and notarial seal this 20th day of January, 1987
Barbara O. Carroll
Notary Public

Beverly Bank
BOX 90
C.C. 23

For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF REVENUE
STAMP JAN 28 1987
CITY OF CHICAGO REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF REVENUE
STAMP JAN 28 1987
Cook County
DECLARATION NUMBER

70-96-556-A3

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 JAN 26 PM 1:56

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Property of Cook County Clerk's Office