

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

Form 355 R. 1/82

687 MAR 25 11 03 30

The above space for recorder's use only

87157028

THIS INDENTURE WITNESSETH, That the Grantor LUCIA K. LIM, A. EPINSTER of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 1st day of JUNE 1980, known as Trust Number 1077118 the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

11.00

PERMANENT TAX NUMBER: 14-05-215-015-1300

VOLUME NUMBER: 472

TO HAVE AND TO HOLD the said premises with the appurtenances to 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, mortgage, 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 herein as provided, 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 perpetuity or for a term, by leases 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 lease a 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 callings in reversion, leases and options to purchase the whole or any part of the premises and to contract respecting the manner of having the amount of present or future rentals, to partition, or to exchange said premises, 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 concerning any part of 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 otherwise disposed of by said trustee, be obliged to inquire into the necessity, validity, priority of any act of said trustee, or be obliged or required 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, conditions and limitations contained in this indenture and in said trust agreement or in some other instrument in hereof and binding upon all beneficiaries hereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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, assets 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, nor only an interest in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above land 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 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 hereunto set her hand and seal this 19th day of March, 1987

Lucia K. Lim (Seal) LUCIA K. LIM (Seal)

THIS INSTRUMENT WAS PREPARED BY: THOMAS V. SZYMZYK 111 W. WASHINGTON CHICAGO, ILLINOIS 60602

State of Ill. the undersigned a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that Lucia K. Lim, A. EPINSTER

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 her free and voluntary act in the presence and voluntary presence of witnesses set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 19th day of March 1987

MY COMMISSION EXPIRES

After recording return to: CHICAGO TITLE AND TRUST COMPANY Land Trust Department 111 West Washington St./Chicago, Ill 60602 or Box 533 (Cook County only)

6007 NORTH SHERIDAN ROAD UNIT 340 CHICAGO, ILLINOIS 60660 For information only insert street address of above described property

REC'D BY CHICAGO PROPERTY RECORDS DIVISION CHICAGO TITLE AND TRUST COMPANY

This space for filing Index and Revenue Stamp

87157028 Instrument Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CERTIFICATE OF JUDICIAL...
CLERK OF COURT...
JANUARY 1, 2011

UNOFFICIAL COPY

8 7 1 5 7 2 3

RIDER

Unit No. 34-D as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Development Parcel"): Lots 6, 7, 8, and 9 (except the West 14 feet of said Lots) in Block 16; also all that land lying East of and adjoining said Lots 6, 7, 8 and 9 and lying Westerly of the West boundary line of Lincoln Park, as shown on the plat by the Commissioners of Lincoln Park as filed for record in Recorder's Office of Deeds of Cook County, Illinois, on July 16, 1931 as document No. 10938695, all in Cochran's Second Addition to Edgewater, being a subdivision in the East fractional half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by LaSalle National Bank, as Trustee under Trust No. 34682, recorded in the office of the Recorder of Cook County, Illinois, as Document No. 20686341 together with an undivided .2836% interest in said Development Parcel (Excepting from said Development Parcel, all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).

SUBJECT TO (a) covenants, conditions and restrictions of record and terms, provisions, covenants, and conditions, of the Declaration of Condominium and all amendments, if any, thereto; (b) 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; (c) encroachments, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; and (f) general taxes for the years 1979 and 1980.

COOK COUNTY'S Office

87157028

UNOFFICIAL COPY

Property of Cook County Clerk's Office