

PREPARED BY

NAME
STREET
CITY

INSTRUCTIONS

3025 N. CLARK ST
CHICAGO ILLINOIS 60614
MID TOWN BANK AND TRUST
CORPORATE
MID TOWN BANK AND TRUST
CORPORATE
MID TOWN BANK AND TRUST
CORPORATE

3025 N. Greenview Unit A

FOR INFORMATION ONLY
INSERT STREET ADDRESS IN ABOVE
FIELD INFORMATION ONLY

STATE OF ILLINOIS
COUNTY OF COOK
SS

THIS INSTRUMENT
PREPARED BY
MID TOWN BANK AND TRUST
CORPORATE
MID TOWN BANK AND TRUST
CORPORATE
MID TOWN BANK AND TRUST
CORPORATE



By *[Signature]*
Deborah M. Stepanchik, Assistant Trust Officer
Carmen Rosario, Assistant Trust Officer

THIS INSTRUMENT
PREPARED BY
MID TOWN BANK AND TRUST CORPORATION
MID TOWN BANK AND TRUST CORPORATION
MID TOWN BANK AND TRUST CORPORATION

CITY OF CHICAGO	0 3 4 3 2 5	REAL ESTATE TRANSACTION TAX	999.00
CITY OF CHICAGO	0 3 4 3 2 5	REAL ESTATE TRANSACTION TAX	493.50

THIS INSTRUMENT, made this 16th day of August, 1988, between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois banking corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust dated the 19th day of May, 1987, and known as Trust Number 1531, Trust Company of Chicago, dated May 27, 1988 and known as Trust #18407, Mid-Town Bank, but as trustee of the sum of \$10,000.00, in consideration of the sum of \$10,000.00 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

---Ten dollars and no/100---
WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

into a Condominium as delineated on a survey of the following described real estate: Lots 36, 37, 38, 39, 40, and 41 in Block 13 in the Subdivision of Block 13, in Hill and Diversy's Subdivision of the Southwest 1/4 of the North West 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, West of the Right of Way of Chicago Evanston and Lake Superior Railroad in Cook County, Illinois, which survey is attached as Document 663614, together with its undivided percentage interest in the common elements.

88427583

Cook County REAL ESTATE TRANSACTION TAX 99.50

STATE OF ILLINOIS REAL ESTATE TRAINER TAX 99.50

TRUSTEE'S DEED IN TRUST

88427583

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177631 14238000 14.9

UNOFFICIAL COPY

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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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or any terms, to convey either with or without consideration, to convey said 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 said Trustee, to donate, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, from time to time, in possession or reversion, by leases to commence in present or in 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 196 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced or paid real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all other instruments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was fully 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.

This conveyance is made upon the express understanding and intention that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 made and provided.

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PROPERTY ADDRESS: 3025 N. GREENVIEW, UNIT A, CHICAGO, ILLINOIS 14-29-113-001-0000 THROUGH 14-29-113-004 INCLUSIVE PL. #

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (6) ENCROACHMENTS, LEASES, EASEMENTS, COVENANTS, CONDITIONS, BUILDING LINES AND RESTRICTIONS OF RECORD; (8) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS; (9) UTILITY EASEMENTS IF ANY; AND (10) LIENS AND OTHER MATTERS OF RECORD WHICH THE TITLE INSURER AGREES TO INSURE OVER AT SELLER'S EXPENSE.

UNIT A IN GREENVIEW POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. LOTS 36, 37, 38, 39, 40 AND 41 IN BLOCK 13 IN THE SUBDIVISION OF BLOCK 13 IN LILL AND DIVERSY'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE RIGHT OF WAY OF CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 7A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88360146 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXHIBIT A