

FORM 3082 QUIT-CLAIM The above space for recorders use only

71-57-365-A-3

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Lewis Manilow of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 North LaSalle Street Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of November, 19 88, and known as Trust Number 106945-03

*the following described real estate, situated in Cook County, Illinois, to-wit:
*An undivided 35.715% interest in PARCEL 1:

THE NORTHERLY 1/2 OF LOT 10 AND THE EASTERLY 25 FEET OF THE NORTHERLY 1/2 OF LOT 30 IN BLOCK 18 IN HYDE PARK IN SECTIONS 11, 12 AND 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTHERLY 25 FEET OF LOT 7, ALL OF LOTS 8 AND 9 AND THE EASTERLY 25 FEET OF LOTS 31 AND 32 IN BLOCK 18 IN HYDE PARK IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

See Exhibit A attached hereto and made a part hereof.
Permanent Index Numbers: 20-12-108-011
20-12-108-013
20-12-108-027
20-12-108-028
20-12-108-029
20-12-108-030

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 1988 999.00

Commonly known as 5132-44 South Hyde Park Boulevard, Chicago, Illinois

THIS PROPERTY IS VACANT AND DOES NOT CONSTITUTE HOMESTEAD PROPERTY OF THE GRANTOR.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 1988 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 1988 999.00

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor... hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has herunto set hand and seal this 14th day of November 19 88 Lewis Manilow

STATE OF Illinois I, the undersigned, a Notary Public COUNTY OF Cook ss, in and for said County, in the State aforesaid, do hereby certify that Lewis Manilow, a married man

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 signed, 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 seal this 14th day of November 19 88.

OFFICIAL SEAL JANET J. GASZAK NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 12/31/91 Janet J. Gaszak Notary Public

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 1988 200.00

COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 1988 200.00

Document Number 88530000

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American National Bank and Trust Company of Chicago Box 221

5132-44 South Hyde Park Boulevard Chicago, IL 60615

For information only insert street address of above described property.

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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, highway, 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 on 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 dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 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 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 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 on said real estate, or be obliged to see that 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 amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, 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 or 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 American National Bank and Trust Company of Chicago 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 case made and provided.

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★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE NOV 16 1988
★ PB. 11188
★ 03.00
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NOV 16 1988

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EXHIBIT A

SUBJECT TO: Public and utility easements and roads and highways, if any; general taxes for the year 1987 and subsequent years; acts done or suffered by Grantee; and the following exceptions:

1. It appears from the Instrument recorded August 8, 1961 as Document 18240483 that the land is located within the Urban Renewal Plan Area of Hyde Park established pursuant to the provisions of The Neighborhood Redevelopment Act.
2. Declarations of Covenants, Limitations and Restrictions recorded May 6, 1970 as Document 21152282, made by Chicago City Bank and Trust Company as Trustee under Trust Agreement dated June 3, 1966 known as Trust Number 7671. Said Instrument states that no building may be constructed on the land whose roof line exceeds an altitude in excess of 37 feet above the City of Chicago Bench No. 2680, however said Limitations and Restrictions shall not be so construed as to prohibit the construction or erection or growth of vents, chimneys, TV antenna, trees or similar things in the space in which construction of a building is restricted. Said Limitations and Restrictions are for the benefit of and may be used only by those property owners who own certain condominium units in the Cornell Village Tower Condominium.
3. Agreement recorded July 17, 1967 as Document 20198059, whereas Chicago City Bank and Trust Company as Trustee under Trust No. 7671 grants to the City of Chicago through the Department of Urban Renewal, the right and interest of act for them, and its consent to permit the City of Chicago, through the Department of Urban Renewal, to be the sole applicant on and in behalf of said Trustee, its successors and assigns, for the purpose of obtaining and establishing the planned development through official channels.

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Clerk's Office

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