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said Trintes to improve, nan gy protect and subdivide said ate parks, street, highways or a levs, to varate any subdivision or part real estate or any part the 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 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 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 sale 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 interms 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 convery person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyence, lease or other instrument. (a) that at the time of the delivery thereof the trust created by this Indenture an toy said Trust Agreement was in full force and effect. (b) that such conveyance or other instrument was executed ir accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreemen. Fin 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 successors or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, privers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition 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 a fer is or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said "rust 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 indebted less 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 could 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 verificate 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.

UNOFFICIAL COPY

'UNIT NUMBER 8, IN EDGEWATER COURT CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 IN KAPLAN AND KLUTZNICK SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF FRACTIONAL SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 13, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 88-471542.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

SUBJECT TO:

- 1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
- 2. SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET DUE COMPLETED AND OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AND PAYABLE AT THE TIME OF THE CLOSING;
- 3. PUBLIC UTILITY EASEMENTS;
- 4. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FOR IN THE DECLARATION INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO;
- 5. APPLICABLE ZONING AND BUILDING LAWS OF GRDINANCES;
- 6. ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION INCLUDING ALL AMENDMENTS AND EXHIBITS THEREOF AND A RESERVATION BY THE TRUSTEE (AS HEREINAFTER DEFINED) TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS OF THE DECLARATION;
- 7. PROVISION OF THE CONDOMINIUM PROPERTY ACT OF ILLINOT, (THE "ACT");
- 8. ENCROACHMENTS, IF ANY;
- 9. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, IF ANY;
- 10. ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER BUYER;
- 11. LIENS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

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