

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Form 17648 Bankforms, Inc.

The above space for recorder use DEPT-01 RECORDING

88049322

\$12.00

1#2222 TRAN 1626 02/02/88 15:19:00

THIS INDENTURE WITNESSETH, That the Grantor (s) GAYLE A. ENBLON, MARRIED TO CHARLES A. ENBLON

#4320 # B # 049322

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and

valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, Harlem at Lawrence Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 30th day of October 19 79, known as Trust Number 5089, the following described real estate in the County of Cook

and State of Illinois, to-wit: SEE LEGAL DESCRIPTION RIDER ATTACHED

Subject to: Covenants, conditions and restrictions of record; Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any, private, public and utility easements, including any easements established or implied from the Declaration of Condominium; limitations imposed by the Condominium Property Act; general taxes for 1986 and subsequent years

P.I.N. 13-31-102-013; 13-31-102-014 and 13-31-102-015

CAO

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 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 he or she shall see fit 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 in such successor or successors in trust all of the title, estate, powers and authorities vested to said trustee, to donate to dedicate, to mortgage, pledge or otherwise encumber said property or any part thereof, from time to time, in possession or reversion, by lease 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 to lease 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 or extend 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 rental, to partition or to exchange said property or any part thereof, or 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 sell, lease 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 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 in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so 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, so 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 thereto and binding upon all beneficiaries hereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 one, 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 "with limitations", or words of similar import, in accordance with the statute in such regard made and provided.

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 the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantor, Gayle A. Enblom and Charles E. Enblom hereunto set their hands and seals this 1st day of February 1988.

Gayle A. Enblom (Gayle A. Enblom) Charles E. Enblom (Charles E. Enblom)

THIS INSTRUMENT WAS PREPARED BY: Jarmila Stark  
5647 W. Irving Park Road  
Chicago, Illinois 60634

State of Illinois )  
County of Cook ) ss. Jarmila Stark a Notary Public in and for said County in the state aforesaid, do hereby certify that Gayle A. Enblom, married to Charles E. Enblom

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 1st day of February, 1988.

Jarmila Stark  
Notary Public

" OFFICIAL SEAL " JARMILA STARK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/14/91

PARKWAY BANK AND TRUST COMPANY  
HARLEM AT LAWRENCE AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60656  
BOX 282

2350 North Sayre, Unit K  
Chicago, Illinois

For information only insert street address of above described property

Recorded Under Public Administration: Title Act Sec. 4  
P. 12-1-88  
Cook County, California, Vol. 19  
Date 2-1-88  
Sign Jarmila Stark

88049322

UNOFFICIAL COPY

Property of Cook County Clerk's Office

89049322

# UNOFFICIAL COPY

## R I D E R

### LEGAL DESCRIPTION

#### UNIT K SAYRE GARDENS CONDOMINIUM

UNIT K together with its undivided percentage interest in the common elements in SAYRE GARDEN CONDOMINIUM, as delineated and defined in the Declaration recorded as Document Number 87-228534, in:

Lots 10, 11 and the North 22 1/2 Feet of Lot 14 in Block 4 in Monte Clare, being a Sub-division of the North 1/2 of the Northwest 1/4 of Section 31 and Part of the Southwest 1/4 of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor 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 right and easements set forth in said Declaration for the benefit of the remaining land described therein.

Grantor also hereby grants and assigns to the Grantee, its successors and assigns, parking space No. P - K as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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 herein.

#### PERMANENT INDEX NUMBER:

13-31-102-013 lot 10  
13-31-102-014 lot 11  
13-31-102-015

*CAO D. J. Gall*

#### Address of Property:

2350 N. Sayre  
Chicago, Illinois 60635

88049322