

UNOFFICIAL COPY

89089437



WARRANTY DEED IN TRUST

Form 91 R - 10

D. To have effect in consideration of the

1889149

THIS INDENTURE WITNESSETH, That the Grantor Gayle Moberg, AN UNMARRIED PERSON 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 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 19th day of December 1986, known as Trust Number 1089436 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Unit 610 together with an undivided percentage interest in the common elements in the 201 East Walton Condominium as delineated and defined in the Declaration recorded as Document No. 26104230, and described as the following real estate:

Lots 38 to 41 in Allmendinger's Lake Shore Drive Addition to Chicago, being a subdivision of part of Block 13 in Canal Trustee's Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: See Exhibit A attached hereto.

PERMANENT TAX NUMBER: 7-03-214-015-1174 VOLUME NUMBER: 496

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, control, and vend the said premises or any part thereof, to dedicate public streets, highways or alleys and to vacate any subdivision or part thereof, and to divide said property as often as desired, in contract to sell, to grant options to purchase, to sell in any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor 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 mortgage, lease or otherwise encumber said property or any part thereof, to leave said property or any part thereof, from time to time, in possession or reversion, to 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 lease 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 hereof at any time or times hereafter, in 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 premises and to control respecting the manner of using the amount of present or future rentals, to partition or to exchange said property or any part thereof, for other real 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 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 do with the same, whether similar to or different from the uses 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 any part thereof, or in any part thereof, shall be involved, contracted to be involved or mortgaged by said trustee, be obliged to see to the application of any purchase money, or to be obliged to inquire into the application of any purchase money, or to be obliged to provide to make 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 the conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, and that said trustee has executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement or in any instrument hereunder, and hereby joins as beneficiary or beneficiaries under, and that said trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease or other instrument, and that the same have been made by said trustee or his successor or successors in trust, that such successor or successors in trust have been duly appointed and qualified in all respects by the proper authorities, duties and obligations of said trustee or his predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them from or through them, 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 the beneficiaries hereunder shall have any kind of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles hereby certifies that the same is correct in the certificate, in the duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" are not to be entered in the public records in the state of Illinois made and provided.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and to the state of Illinois in relation to the exemption of homesteads from said on the date of or otherwise.

In Witness Whereof the grantor Gayle Moberg hereunto set her hand and seal this 15th day of February, 1989.
 TH1111 - TRAM'S 94 02/28/89 16:20:00
 COOK COUNTY RECORDER

89089437

Gayle D. Moberg (Seal)
 Gayle D. Moberg an unmarried person (Seal)

THIS INSTRUMENT WAS PREPARED BY:
David B. Sickle - Rudnick & Wolfe
203 North LaSalle Street
Chicago, Illinois

State of Illinois }
 County of Cook } ss. I Mary McCarthy a Notary Public in and for said County, do hereby certify that Gayle D. Moberg

personally known to me to be the same person whose name is she in the foregoing instrument, appeared before me this 15th day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 29th day of February, 1989.

Mary McCarthy
 Notary Public

Unit 610, 201 E. Walton
 Chicago, Illinois 60611

BOX 416
 (D. SICKLE)

18200

This space for affixing Stamps and Revenue Meters

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Document Number

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 1988 (second installment only) and subsequent years.
2. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document No. 26104230.
3. Easements for public utilities and drainage, ingress and egress as contained in the document recorded as number 26104230.
4. Leasehold interest of Keystone-Cole, Inc. under and by virtue of Lease demising a portion of the Common Elements of the condominium property established pursuant to the above Declaration of Condominium, and of all persons claiming thereunder, if any.
5. Leasehold interest of 201 East Walton Food Mart, Inc. under and by virtue of Lease demising a portion of the Common Elements of the condominium property established pursuant to the above Declaration of Condominium, and of all persons claiming thereunder, if any.
6. Encroachment of canvas canopy over and onto the sidewalk adjoining the subject property.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 1989
222.50

BOOK CO. NO. 016
202364
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 1989
DEPT. OF REVENUE
21.50

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