

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

89091420

Form 91 R 1/80

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821068N

THIS INDENTURE WITNESSETH, That the Grantor JUDITH C. CORY (formerly known as Judith A. Stewart) and CHARLES CORY, her husband

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 Warranty 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 19 86, known as Trust Number 1089436 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Unit 1708 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: 17-03-214-015-1151 VOLUME NUMBER: 496

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes here in and in said trust agreement set forth Full power and authority is hereby granted to said trustee to manage, protect and defend the said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said property as directed in 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 of said trustee 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 property or any part thereof, to lease said property, or any part thereof, from time to time, to convey or to reserve, to lease 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 term 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 conditions thereof 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 vary the manner of fixing the amount of present or future rents, to partition or to exchange said property 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 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 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 any part thereof, shall be conveyed, contracted to be conveyed, left or mortgaged by said trustee, be obliged to see to the application of any purchase money or other money here and there paid 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, expediency or propriety of any act or thing done or privileged to be done 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 conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument, at the time of the delivery thereof, in the trust created by this indenture and by said trust agreement was in full force and effect, for the purpose of any such instrument, and no claim or demand against the trustee, conditions and limitations, contained in this indenture and in said trust agreement, or in any mortgage, deed, lease, or other instrument, shall be enforceable against said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that he, she, or any person, his or her successor or successors in trust, that such successor or successors in trust have been properly appointed and qualified as such, and that the said trustee, his or her authorities, duties and obligations of its, his or her predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them of any such instrument, 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 or personal property, and the beneficiaries 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, assets and proceeds thereof as a result.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles hereof, directed to insert 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, as may be required by the statute in such case made and provided.

And the said grantor S hereby expressly waive and release any and all right, 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 or otherwise.

In Witness Whereof, the grantor S, do hereby certify that their S

this 15th day of February 19 89.

Judith C. Cory (Seal) Judith C. Cory (Seal)

Charles Cory (Seal) Charles Cory (Seal)

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

State of Illinois County of Cook as Judith A. Stewart) and Charles Cory Judith C. Cory (formerly known

personally known to me to be the same person, S whose name S they 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 15th day of February 19 89

OFFICIAL SEAL Notary Public State of Illinois

Unit 1708 201 E. Walton Chicago, Illinois 60611

BOX 416 (D. SICKLE)

Notary Seal for Allowing Backs and Re-Vising Stamps

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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.
7. Lease terminating April 30, 1989.

337.50

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Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
22.50

DEPT-01 \$12.00  
T#1111 TRAN 5385 03/01/89 12:59:00  
#0342 # A \*89-091420  
COOK COUNTY RECORDER

COOK  
CO. REV. DIV

202465

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
★★★  
MAY 1 - 89 DEPT OF REVENUE  
22.50

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