

10

DEED dated May 1, 1989

89227629

by First Illinois Bank of Evanston, N.A. as trustee under the provisions of a deed, or deeds in trust, duly recorded and delivered to the said bank in pursuance of a trust agreement dated the 20th day of July 1979, and known as Trust Number R-2400 grantor, in favor of American National Bank and Trust Company of Chicago, as Trustee U/T/A dtd 2/14/89 known as Trust No. 107641-08, 33 LaSalle St., Chicago grantee, WITNESSETH, That grantor, in consideration of the sum of TEN(\$10.00)

13.00

(The Above Space For Recorder's Use Only)

Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of COOK and State of Illinois, to wit:

UNIT 511-1B AS DELINEATED ON SURVEY OF:

Lot 6 in Block 12 in Keeney and Rinn's Addition to Evanston in the South 1/2 of the Southeast 1/4 of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by First Illinois Bank of Evanston, N.A., as Trustee under Trust Agreement dated July 20, 1979 and known as Trust Number R-2400 recorded in the Office of Recorder of Deeds of Cook County, Illinois as Document Number 89021006.

SEE RIDER ATTACHED HERETO AND MADE PART HEREOF

and commonly known as: 511 Judson, #1B, Evanston, IL 60202 together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. CONTINUED ON THE REVERSE SIDE

Real Estate Tax Number(s): 11-19-421-002 and 11-19-421-001

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused its corporate seal to be hereto affixed and has caused its name to be signed and attested to this deed by its duly authorized officers the day and year set forth above.

FIRST ILLINOIS BANK OF EVANSTON, N.A. as trustee aforesaid.

ATTEST: Mary Ann Brown ASSISTANT

BY: Don R. ... OFFICER

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of the First Illinois Bank of Evanston, N.A., and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of May 1989 Commission expires 6/1 1992

OFFICIAL SEAL
SUSAN KATHRYN BARK
NOTARY PUBLIC, Cook County
State of Illinois
My Commission Expires 6-1-92

This instrument was prepared by First Illinois Bank of Evanston, N.A.

ADDRESS OF PROPERTY
511 Judson, #1B, Evanston, IL 60202

MAIL TO: Sherwin D. Abrams (Name)
200 W. Adams #1700 (Address)
Chicago IL 60606 (City, State, and Zip)
OR RECORDER'S OFFICE BOX NO. 169

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
ALLAN W. GEIS (Name)
17 ALBIN RD. (Address)
DELMAR, NY 12054

182 RE TITLE GUARANTY ORDER # C-34748

COOK COUNTY REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 1989
30.25

Real Estate Transfer Tax
MAY 1989
CITY OF EVANSTON ILL 60202
\$300.00

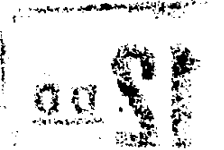
AFFIX "RIDERS" OR REVENUE STAMPS HERE
MAY 1989
CITY OF EVANSTON ILL 60202
\$300.00

STATE OF ILLINOIS
DEPT. OF REVENUE
MAY 1989
30.25
PB 10750

UNOFFICIAL COPY

7-2061-1266

02075502



As Trustee
TO

FIRST ILLINOIS BANK OF
EVANSTON, N.A.

TRUSTEE'S DEED

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN, THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE AS FOLLOWS:

TO HAVE AND TO HOLD the said premises with appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the date of delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee 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 the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its 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 amendments 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 purpose, 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, obligations 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above funds 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.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1999 JUL 19 AM 11: 33

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91030 (FORM) 2/11/03

R I D E R

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR DOES HERewith CONVEY TO THE GRANTEE THE EXCLUSIVE USE OF THAT CERTIAN LIMITED COMMON ELEMENT IDENTIFIED ON THE SAID PLAT OF SURVEY AS PARKING SPACE NUMBER 1C.

THE TENANT OF THE UNIT IS THE GRANTEE HEREIN AND HAS WAIVED/FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

89227629

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