

UNOFFICIAL COPY

TRUST  
(ILLINOIS)

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30560751

THE GRANTOR, Frank T. Pince, divorced and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and no/100's (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT TO QUIT CLAIMS unto Frank T. Pince, Jr., 4448 North Damen, Chicago, Illinois 60608

DEPT-01 RECORDING \$13.25  
744444 TRAN 5:15 11/14/90 10:15:00  
48781 : D \*--90-560751  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 19th day of July, 1990 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse side

Permanent Real Estate Index Number: 14-05-403-022-1049

Address(es) of real estate: 5801 North Sheridan Road, Unit 15-C, Chicago, IL 60660

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, to create any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, 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 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 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 property, or any part thereof, for either 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 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

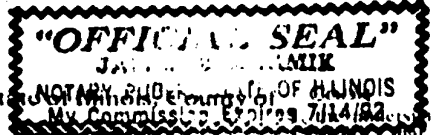
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 time of the delivery thereof the trust created by this Indenture and by said 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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.

The interest of each and every beneficiary hereunder 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 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21st day of July, 1990



(SEAL)

Frank T. Pince (SEAL)

State of Illinois, County of Cook, I, Frank T. Pince, do hereby certify that I am a Notary Public in and for said County, in the State aforesaid. DO HEREBY

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 21st day of July, 1990, in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 21st day of July, 1990

Commission expires 7/14/92 James B. Adamik, Notary Public

This instrument was prepared by James B. Adamik, 134 North LaSalle Suite 2024, Chicago, IL 60602 (NAME AND ADDRESS)

\*USE WARRANT TO QUIT CLAIMS PARITUS DESIRE

MAIL TO: James B. Adamik (Name) 134 North LaSalle Street Suite 2024 (Address) Chicago, IL 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Frank T. Pince, Jr. (Name) 5801 North Sheridan Road, Unit 15-C (Address) Chicago, Illinois 60660 (City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
This transaction is exempt under the provisions of paragraph 4e of the Real Estate Transfer Tax Act.  
James B. Adamik - Attorney  
Date

90-560751

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# UNOFFICIAL COPY

Deed in Trust

FRANK T. PINCE

FRANK T. PINCE

TO

DECLARATION OF TRUST

DATED JULY 19, 1990

## LEGAL DESCRIPTION

UNIT 15-C IN BEACH POINT TOWERS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 10 AND 11 (EXCEPT THE WEST 14 FEET OF SAID LOTS) IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EASTERLY LINE OF SAID PREMISES BEING THE WEST LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE OF CIRCUIT COURT OF COOK COUNTY, ENTERED MAY 26, 1926 IN CASE "B" 129945 AND SHOWN ON PLAT ATTACHED TO SAID DECREE IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 KNOWN AS TRUST NUMBER 77824, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 24138343 TOGETHER WITH AN UNDIVIDED 1.2264 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PINCE.LEG

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