

REVENUE MAR 1990 \$500.00

192 51227597cp

90144690

(The above space for recorders use only)

THIS INDENTURE, made this 30th day of March, 1990, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a trust agreement dated the 15th day of September 1986, and known as Trust Number 25-8030, party of the first part, and American National Bank & Trust Co. a National Banking Asco., as Trustee under Trust Agreement dated 3/7/90 and known as Trust No. 110510-00, party of the second part.

Address of Grantee(s): c/o Frank Seleny, 4170 N. Marine, Chicago, IL 60613

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part,

the following described real estate situated in COOK County, Illinois, to-wit:

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DEPT-01 RECORDING \$14.25
742223 IRAN 1565 04/02/90 114-02-00
B A -90-144690
COOK COUNTY RECORDER

See Exhibit A, attached hereto and made a part hereof, for legal description

For purposes of this document references to Bank of Ravenswood shall be deemed interchangeable with First Chicago Bank of Ravenswood

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

- 14-29-302-024 TRM 028; 14-29-302-034 TRM 036,
- 14-29-302-039, 14-29-302-012, 14-29-302-014 TRM 018
- 14-29-302-057, 14-29-302-058

The terms and conditions on the reverse side hereof are hereby incorporated by reference and made a part hereof. This deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Land Trust Officer, the day and year first above written.



First Chicago BANK OF RAVENSWOOD
As Trustee as Aforesaid

By: *Martin S. Edman* VICE-PRESIDENT
Attest: *John J. [Signature]* Land TRUST OFFICER

MAIL TO: NAME Joel E. Resnick ADDRESS OF PROPERTY: 2734 I N. Janssen St.
 ADDRESS 333 W. Wacker Dr., Suite 500 Chicago, IL 60614
 CITY AND STATE Chicago, IL 60606
 OR RECORDER'S OFFICE BOX NO. First Chicago Cecelia Valle
 BANK OF RAVENSWOOD
 1825 WEST LAWRENCE AVENUE
 CHICAGO, ILLINOIS 60640

Revenue stamps and riders affixed here.

Document Number

90144690

1425

UNOFFICIAL COPY



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
 Martin S. Edwards
 XXX, Vice President of the BANK OF RAVENSWOOD, and
 Mario V. Gotanco, Land
 Trust Officer of said Bank, personally known to me to be the same persons whose names are sub-
 scribed to the foregoing instrument as such Trust Officer and Vice President and Trust Officer respectively,
 appeared before me this day in person and acknowledged that they signed and delivered the instru-
 ment as their own free and voluntary act, and as the free and voluntary act of said Bank, for the
 purpose therein set forth; and the said Vice President and Trust Officer did also the said corporate seal of
 said Bank, for the use and purposes therein set forth.
 Given under my hand, in said County, this 30th day of March 19 90
 Notary Public

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.
 Full power and authority is hereby granted to said trustee to substitute and reimburse the real estate or any part thereof to dedicate park, street, highways or
 ally and to execute any obligation or part thereof, to execute contracts as well as exchanging, or to execute contracts to purchase, to execute contracts to sell or
 any terms, or convey that 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 suc-
 cessor or successors in trust all of the title, estate, powers and interests vested in the trust, to donate, to dedicate, to mortgage, or otherwise to convey the real
 estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or
 future, and upon any term and for any period or periods of time, and to execute renewals or extensions of leases upon any term and for any period or periods of time
 and to execute amendments, changes or modifications of leases and provisions thereof at any time or times hereafter, to execute contracts to make leases
 and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the
 manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to reserve, convey or with any right, title or interest
 in or about or concerning appurtenances thereon, to execute contracts to purchase, to sell, to lease, to mortgage, to dedicate, to donate, to convey, to assign, to grant, to
 such and to execute any other act or deed which it would be lawful for him to do in the exercise of his office as trustee, in all other ways and for
 purposes and in any manner that may be necessary or expedient to carry out the trusts herein provided for.
 In no case shall any party dealing with said 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 be
 obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity, or expediency, or propriety of any act of the trustee, or be
 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, (3) that at the time
 of the delivery thereof the trustee created herein and by the trust agreement was in full force and effect, (4) that such conveyance or other instrument was executed in
 accordance with the terms, conditions and limitations contained herein in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (5)
 that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (6) 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 the trustee or of their predecessors in trust.
 The intent 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, and the
 receipt of the income, principal, and interest of the trust, and such interest is hereby declared to be personal property, and no bene-
 ficiary shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the possession, earnings, 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 to amend the same, 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.

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EXHIBIT A
TO TRUSTEE'S DEED 44690

LEGAL DESCRIPTION OF UNIT

UNIT 27341 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 83-243725 AS AMENDED FROM TIME TO TIME IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

This deed is subject to: (i) non-delinquent general real estate taxes and special city or county taxes or assessments; ~~(ii) other statements;~~ (iii) building lines, conditions and restrictions of record; (iv) limitations and conditions imposed by the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; (v) terms, provisions and conditions set forth in Declaration of Condominium Ownership of Park Lane Townhome Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 83-243725, as amended from time to time; (vi) private, public and utility easements, including any easements established by or implied from said Declaration of Condominium Ownership; (vii) acts done or suffered by, through or under Grantee; (viii) leases and agreements affecting the Common Elements; and (ix) liens and other matters of title over which Intercounty Title Company of Illinois is willing to insure.

GRANTOR ALSO HEREBY GRANTS TO 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 RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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 AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF RENOVATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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