

92445221

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DEPT-01 RECORDING \$25.00  
T4444 TRAN 0949 06/18/92 16:06:00  
#7236 & D \*92-445221  
COOK COUNTY RECORDER

THE GRANTOR Eleanor E. McGrath, a widow

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 S and (WARRANT ---/QUIT CLAIM S)\* unto  
Maria F. Motyka  
8445 W. Agatite, Chicago, IL 60656

Exempt Under Provisions of  
Paragraph 2 Section 4,  
Real Estate Transfer Tax Act.  
4/3/92 Barry Collins  
Date Buyer, Seller or  
Representative  
(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the ~~XXXXXX~~ dated the 18th day of December, 1989  
~~XXXXXX~~ Maria F. Motyka Declaration of Trust  
(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 legal description attached

Permanent Real Estate Index Number(s): 09-17-424-014-0000 and 09-17-424-015-0000  
Address(es) of real estate: 820 Graceland Avenue Unit 306 Des Plaines, IL 60016

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 vacate 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 present or in future, 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 or 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 other real or personal property; to grant easements or charges of any kind; to lease, convey or assign any right, title or interest in or out of 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 waive and release any and all right of benefit under and of 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 my hand and seal this 2nd day of April, 1992

Eleanor E. McGrath (SEAL) 92445221 (SEAL)  
Eleanor E. McGrath

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 Eleanor E. McGrath, A widow personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her own 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 2nd day of April, 1992

Commission expires 1-19 1994 Barry Collins  
NOTARY PUBLIC

This instrument was prepared by Tuttle, Vedral, Collins & Erickson, P.C. 701 Lee Street, Suite 600, Des Plaines, IL 60016  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { (Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_ }

SEND SUBSEQUENT TAX BILLS TO: { (Name) 2500  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_ }

OR RECORDER'S OFFICE BOX NO. 393

Exempt deed or instrument  
Eligible for recordation  
without payment of tax  
G.D. Vedral 4/3/92  
City of Des Plaines  
AFFIX "RIDERS" OR REVENUE STAMPS HERE

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Property of Cook County Clerk's Office

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06 IN 820 GRACELAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE  
NG DESCRIBED REAL ESTATE:

1:  
TH THIRTY FIVE (35) FEET OF LOT TEN (10) AND ALL OF LOT ELEVEN (11) IN  
EVEN (7) IN PARSON'S AND LEE'S ADDITION TO DES PLAINES, BEING A SUBDIVISION  
OF SECTION 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD  
L MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT  
HE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES  
AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST  
7491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY,  
ON MARCH 5, 1991 AS DOCUMENT NUMBER 91096692, TOGETHER WITH A PERCENTAGE  
COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE  
ON, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL  
FULLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME  
OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL  
AMENDMENTS AS SUCH AMENDMENTS TO SAID DECLARATION ARE FILED OF RECORD IN  
NTAGES SET FORTH IN SUCH AMENDMENTS TO SAID DECLARATION, WHICH  
S SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE  
OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

IVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE  
STORAGE SPACE S-12.

own as : 820 Graceland Avenue, Unit 306, Des Plaines, IL 60016  
Index Number: 09-17-424-014-0000 and 09-17-424-015-0000

7 HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS  
APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND  
THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF  
SAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND  
S AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT  
PROPERTY DESCRIBED THEREIN.

ALL RIGHTS, EASEMENTS, CONVENANTS, CONDITIONS, RESTRICTIONS  
D IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS  
CITED AND STIPULATED AT LENGTH HEREIN.

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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 GRANTEE 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.

Commonly known as : 820 Graceland Avenue, Unit 306, Des Plaines, IL 60016  
Permanent Index Number: 09-17-424-014-0000 and 09-17-424-015-0000

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-19 AND STORAGE SPACE S-12.

PARCEL 1: THE SOUTH THIRTY FIVE (35) FEET OF LOT TEN (10) AND ALL OF LOT ELEVEN (11) IN BLOCK SEVEN (7) IN PARSON'S AND LEE'S ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PARTS OF SECTION 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON MARCH 5, 1991 AS DOCUMENT NUMBER 91096692, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THROUGH CONVEYED THEREBY.

UNIT 306 IN 820 GRACELAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

# UNOFFICIAL COPY

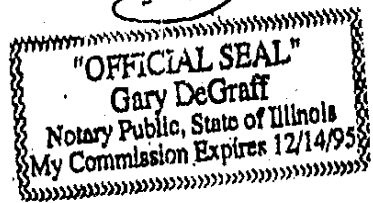
9 2 4 4 5 2 2 1

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6-15, 1992 Signature: Carolina Hansen  
Grantor or Agent

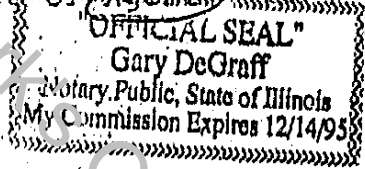
Subscribed and sworn to before me by the said \_\_\_\_\_ this 18 day of June, 1992.  
Notary Public Gary DeGraff



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 19\_\_\_\_ Signature: Carolina Hansen  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 18 day of June, 1992.  
Notary Public Gary DeGraff



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AEL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

SAMPLE

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