

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, MARION PURCELLI, a never married person

of the County of Cook and State of Illinois
for and in consideration of Ten and 00/100-- (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT ~~NO WARRANT~~) * unto
MARION PURCELLI, a never married person
2402 South Scoville
Berwyn, IL 60402
(NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$25.50
T#8888 TRAM 0507 09/07/93 10:28:00
#8866 # *--73--708873
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 4th day of August, 1993, ~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~ 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:

AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

Permanent Real Estate Index Number: 14-05-407-017-1179
Address(es) of real estate: 5701 N. Sheridan Rd., Unit 12-R, 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 in 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 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 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 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 applications 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 presumed 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, 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 her hand and seal this 18th day of August, 1993

Marion Purcelli (SEAL) (SEAL)
Marion Purcelli

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 MARION PURCELLI IMPROPERLY IMPROPERLY know to me to be the same person whose name is subscribed to the Notary Public, State of Illinois, instrument, appeared before me this day in person, and acknowledged that she signed, free and voluntarily act, for the uses and purposes of the said instrument as her own act, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of August, 1993

Commission expires 11-5 1993 Carole D. Labrta
NOTARY PUBLIC

This instrument was prepared by Nora Hurley Marsh, 105 E. First St., Hinsdale, IL 60521
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAR TO: Nora Hurley Marsh
(Name)
105 E. First St., #203
(Address)
Hinsdale, IL 60521
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Marion Purcelli
2402 South Scoville
Berwyn, IL 60402
(City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE, Section 6,
Exempt under provisions of Paragraph 10
Real Estate Transfer Tax Act.

8/18/93
Nora Hurley Marsh
Buyer

2550

UNOFFICIAL COPY

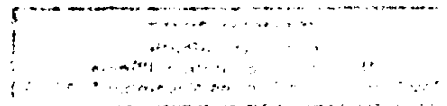
Deed in Trust

TO

GEORGE E. COLE*
LEGAL FORMS

Property of Cook County Clerk's Office

93708893



UNOFFICIAL COPY

EXHIBIT "A"

Unit Number 12-R in Hollywood Towers Condominium, as delineated on a survey of the following described real estate:

Lots 19 to 23, both inclusive, and part of Lot 24 in Block 21 in Cochran's Second Addition to Edgewater, together with part of the land lying between the East Line of said lots and the West boundary line of Lincoln Park, all in the East fractional $\frac{1}{2}$ of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24903562 together with its undivided percentage interest in the common elements.

Grantor also hereby grants to Grantee, their 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

This conveyance 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.

Permanent Index No.: 14-05-407-017-1179

25038643

93708693

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

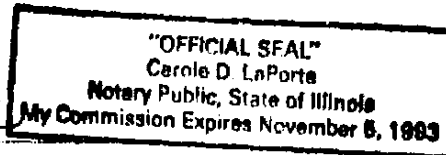
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 18, 1993

Signature: _____

Nora Hurley Marsh, atty
Grantor or Agent

Subscribed and sworn to before me by the said Nora Hurley Marsh this 18th day of August 1993.
Notary Public _____



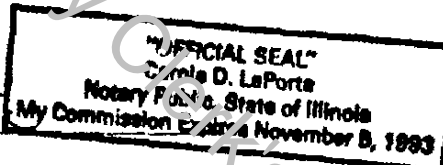
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 18, 1993

Signature: _____

Nora Hurley Marsh, atty.
Grantee or Agent

Subscribed and sworn to before me by the said Nora Hurley Marsh this 18th day of August 1993.
Notary Public _____

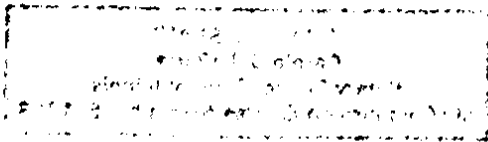


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

93708893

UNOFFICIAL COPY



93708893

93708893

Property of Cook County Clerk's Office