

UNOFFICIAL COPY

WARRANTY DEED IN TRUST 92282470

GRANTOR NELSON BENADERET, a bachelor

93986880

of the city of Shorewood County of Milwaukee,
State of Wisconsin for and in consideration
of Ten Dollars and 00/100 DOLLARS in hand
paid, CONVEY and WARRANT to:

HARRIS TRUST AND SAVINGS BANK T/U/T 40915 DATED 2-1-81

SEE REVERSE FOR TRUST POWERS

~~not in Tenancy in Common, but in JOINT TENANCY~~, the following described
Real Estate situated in the County of Cook in the State of Illinois,
wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD
said premises ~~not in tenancy in common, but in joint tenancy~~ forever.

Permanent Real Estate Index Number: 17-04-424-051 Volume 499

Address(es) of Real Estate: 1030 N. State Street, 51G, Chicago, IL 60610

DATED this 17th Day of April, 1992

Please print or type Name(s) below signature(s):

Nelson Benaderet (SEAL)
Nelson Benaderet

State of Illinois)
County of Cook)

93986880 23

I, the undersigned, a Notary Public in and for said County, in
State aforesaid, DO HEREBY CERTIFY that Nelson Benaderet, a bachelor is
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 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 right of homestead.

Given under my hand and official seal, this 17th day of April 1992.

Commission Expires 10-24-91
PHILLIP I. ROSENTHAL
Notary Public, State of Illinois
My Commission Expires 10-24-91

Notary Public

This instrument was prepared by Phillip I. Rosenthal, 7337 North Lincoln
Suite 290, Lincolnwood, Illinois 60646, 312/677-5100.

Mail To:
Mr. Jay Zabel, Esquire
55 West Monroe, Suite 3550
Chicago, Illinois 60603

Send Subsequent Tax Bills To:
Percy Conrad May Jr.
1030 North State Street
Chicago, Illinois 60610

Purpose of ReRecording:
Trust DTD was incorrect

COOK COUNTY, ILLINOIS
FILED 1992 APR 21 10 10

93986880

BOX 333 - TH

BOOK
CG. INC. 018
208113



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
REVENUE
STAMP APR 27 1992
30.00

REAL ESTATE TRANSACTION TAX
Cook County
30.00

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017333
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE
STAMP APR 27 1992
450.00

92282470

73-49-511
17-04-424-051

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COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST.
CHICAGO, IL 60602

92282470

1992 APR 27 PM 1:09

Property of Cook County Clerk's Office

HILLY I. ROSENTHAL
Cook County Clerk
111 N. LAUREL ST.
CHICAGO, ILL. 60602
Tel: 312-603-1000

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PARCEL 1: UNIT 510 IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 BOTH INCLUSIVE, AND VACATED ALLEY ADJACENT THERETO IN NEWBERRY ESTATE TRUSTEES SUBDIVISION OF LOT 5 IN BLOCK 16 IN BUSHNELLS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 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 25773994 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25773375, IN COOK COUNTY, ILLINOIS

92282470

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 lease to commence in the past, present or 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, in partition or in 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 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 in the same or in 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 the trustee 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.

This space for affixing Riders and Reverse Sheet

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