

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

93045801

THE GRANTOR, RONALD A. WRIGHT, Trustee of the Ronald A. Wright Declaration of Trust, dated September 29, 1989, 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, Conveys and Quit Claims unto ANNE HALL WRIGHT, as Trustee under Declaration of Trust dated the 16th day of March, 1990, and known as the Anne Hall Wright Declaration of Trust, and Ronald A. Wright, as Trustee under Declaration of Trust dated the 29th day of September, 1989, and known as the Ronald A. Wright Declaration of Trust, 221 East Walton, Unit 2E, Chicago, Illinois 60611, 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 agreements, as tenants in common, each as to an undivided one-half (1/2) interest, and not as joint tenants, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART
HEREOF

PERMANENT INDEX NO. 00-03-214-016-1001
COUNTY RECORDER

Address of real estate: 221 East Walton, Unit 2E, Chicago, Illinois 60611

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 agreements 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 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 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 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 or said trust agreements; 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

1 DEED AND TRUST
PREPARATION BY [Signature]
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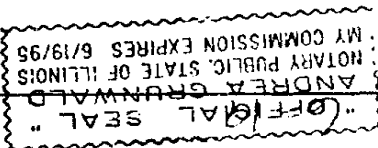
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RETURN TO: BOX 239

SEND SUBSEQUENT TAX BILLS TO:
Ronald A. Wright, Trustee
Ann Hall Wright, Trustee
221 East Walton, Unit 2E
Chicago, Illinois 60611

This instrument was prepared by Lewis M. Schneider, Esq., Pretzel & Stouffer, Chd., One S. Wacker Drive, Suite 2500, Chicago, Illinois 60606-4673.

Commission expires



Notary Public

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Given under my hand and official seal, this 13th day of January, 1993.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, County of Cook ss. aforesaid, DO HEREBY CERTIFY that RONALD A. WRIGHT, as Trustee of the Ronald A. Wright Declaration of Trust, dated September 29, 1989, 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 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.

State of Illinois, County of Cook ss.

Ronald A. Wright, as Trustee of the
Ronald A. Wright Declaration of
Trust, dated September 29, 1989

of January, 1993.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 13th day

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.

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.

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, avals 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, avals and proceeds thereof as aforesaid.

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.

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Unit No. 2E in 221 East Walton Place Condominium, as delineated on a survey of the following described real estate:

Lot 42 in Allmendinger's Lake Shore Drive Addition to Chicago, said Addition being a Subdivision of part of Block 13 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 26425233 and as amended by Document No. 27044087 and Document No. 92268455, together with their undivided percentage interests in the common elements, in Cook County, Illinois.

Grantor grants to the Grantee the exclusive right to the use of Garage Space Lower Level No. 5, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 26425233.

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 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.

This Deed 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.

EXHIBIT "A"

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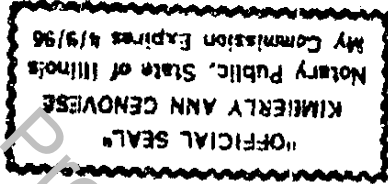
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Tax Act.

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

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.

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Kimbely Ann Genovese
Notary Public
1993.

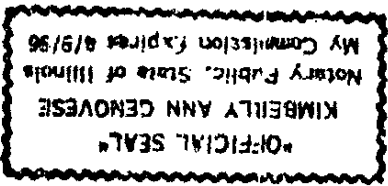
Subscribed and sworn to before
me by the said Grantee
this 13th day of January,

Grantor or Agent

Signature: *Julie Conestoga*

Dated: January 13, 1993

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.



Kimbely Ann Genovese
Notary Public
1993.

Subscribed and sworn to before
me by the said Grantor,
this 13th day of January,

Grantor or Agent

Signature: *Julie Conestoga*

Dated: January 13, 1993

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, 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.

STATEMENT BY GRANTOR AND GRANTEE

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