

UNOFFICIAL COPY

This Indenture Witnesseth That the Grantor JOHN COLLETTI, as Successor Trustee of the MARGARET GROCK TRUST, dated February 12, 1986

of the County of Cook and the State of Illinois for and in consideration of

Ten AND no/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid. Convey S and Warrant B unto LaSalle National Trust, N.A., a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 12th day of September 19 91 known as Trust Number

116465, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

94460744

DEPT-01 RECORDING 927.00
16666 TRAK 9372 05/23/94 13:43:00
66691 RC 90-94-660744
COOK COUNTY RECORDER

I hereby declare that this deed represents a transaction EXEMPT under provisions of Paragraph e Section 4 of the Real Estate Transfer Act, and Paragraph e Section 200.120 of the Chicago Transaction Tax Ordinance.

I certify that I am familiar with Chapter 13-10 of the Municipal Code of Chicago ("Building Registration Ordinance") and that the above-described real estate is not improved with a building for which registration is required by that ordinance.

[Signature]
Grantor or agent

[Signature]
Grantor or agent

Prepared By: Elaine C. Renier, attorney, 6457 N. Hiawatha Avenue, Chicago, IL.606
Property Address: 6440 W. Devon Avenue, Unit 205, Chicago, Illinois 60631
Permanent Real Estate Index No. 10-31-417-041-0000

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 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 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 cases made and provided.

And the said grantor hereby expressly waive and release 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 his hand and seal this 21st day of May 19 94.

(SEAL) _____

[Signature] (SEAL)
JOHN COLLETTI, as Successor Trustee of the Margaret Grock Trust, dated February 12, 1986.

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State of ILLINOIS

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County of COOK

Notary Public Elaine C. Renier

Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN COLLETTI, as Successor Trustee of the MARGARET GROCK TRUST, dated February 12, 1986, is

personally known to me to be the same person whose name is

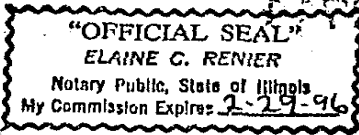
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand seal this 21st day of May A.D. 19 94

Signature of Elaine C. Renier

Notary Public.



Property of Cook County Clerk's Office

Box 350 9446074-I

Deed in Trust Warranty Deed

Address of Property

To LaSalle National Trust, N.A. Trustee

Handwritten signature and date MAY 20 1994

LaSalle National Trust, N.A. 135 South LaSalle Street Chicago, Illinois 60603-4192

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Unit No. 205 in The Devon Place Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

Lot 14 in Hruby And Company's First Addition in the East 1/2 of the South East Fractional 1/4 of Fractional Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, except that part of said lot lying between the Southwesterly Line of Milwaukee Avenue and a line 21 feet Southwesterly of and parallel with the Southwesterly line of Milwaukee Avenue conveyed to the City of Chicago for the widening of Milwaukee Avenue, and except that part of Lot 14 in Hruby And Company's First Addition in the East 1/2 of the Southeastery Fractional 1/4 of the Fractional Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at a point in the Northwesterly Line of said lot at its intersection with the Southwesterly line of Milwaukee Avenue as widened (said point being 54 feet Southwesterly of and parallel to the center line of said Milwaukee Avenue) thence Southeasterly along the Southwesterly line of Milwaukee Avenue as widened, a distance of 50 feet; thence Southwesterly along a line parallel with the Northwesterly line of said lot a distance of 65 feet; thence Westerly to a point in the Northwesterly line of said lot, 110 feet Southwesterly of the point of beginning; thence Northeasterly along the Northwesterly line of said lot a distance of 110 feet to the point of beginning and except that part of Lot 14 in Hruby and Company's First Addition in the East 1/2 of the South East Fractional 1/4 of the Fractional Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the South line of said Lot 14 with a line 21 feet Southwesterly of and parallel with the Northeasterly line of said Lot 14 said point of beginning being the point of intersection of the Southwesterly line of Milwaukee Avenue as widened with the North line of Devon Avenue; thence Northwesterly along the Southwesterly line of said Milwaukee Avenue as widened a distance of 110 feet; thence Southwesterly along a line drawn at right angles to the Southwesterly line of Milwaukee Avenue, as widened to its intersection with a line drawn at right angles to the North line of said Devon Avenue from a point 125 feet West of the point of beginning; thence South along said last described line to the North line of Devon Avenue; thence East along the North line of said Devon Avenue a distance of 125 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of parking space 25 and storage space 5 limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 85 176 512.

Grantor, also hereby grants to the Grantee, its successor 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 herein.

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.

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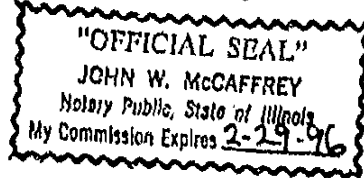
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STATEMENT BY GRANTOR AND GRANTEE

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 May 21, 1994 Signature: Elaine C. Renier
Grantor or Agent

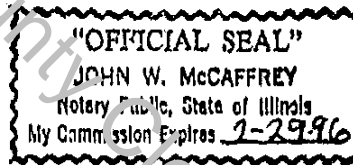
Subscribed and sworn to before
me by the said Elaine C. Renier, Attorney
this 21 day of May
1994.
Notary Public John W. McCaffrey



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 May 21, 1994 Signature: Elaine C. Renier
Grantee or Agent

Subscribed and sworn to before
me by the said Elaine C. Renier, Attorney
this 21 day of May
1994.
Notary Public John W. McCaffrey



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.)

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