

94738255

UNOFFICIAL COPY

This Indenture Witnesseth, That DUDLEY T. MADDOX AND THERESA A. PETT,
HIS WIFE

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
and Warrant into the FIRST BANK AND TRUST COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee
under the provisions of a trust agreement dated the 24TH day of AUGUST 19 94, known as
Trust Number 10-1861, 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.

ME

2700
D.P.

THIS INSTRUMENT WAS PREPARED BY:

Bendamin D. Sabrei
FIRST BANK AND TRUST CO. OF ILLINOIS
300 EAST NORTHWEST HWY.
PALATINE, ILLINOIS 60067

Compt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

8/24/94
Date [Signature]
By [Signature] Seller or Representative

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75-20-403

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75-20-403

Permanent Real Estate Index No. 4-33-330-019-1006

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 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, and (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 dispositions 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 S hereby expressly waive S and release S 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 S aforesaid ha ve hereunto set their hand and seal this 24TH day of AUGUST 19 94

Dudley T. Maddox (SEAL)
DUDLEY T. MADDOX (SEAL)

Theresa A. Pettit (SEAL)
THERESA A. PETTIT (SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail Recorded Deed To: Trust Department First Bank & Trust Company of Illinois 35 North Brockway Palatine, Illinois 60067

ADDRESS OF PROPERTY: 1616 N. HUDSON, CHICAGO, IL. 60614
SEND SUBSEQUENT TAX BILLS TO: FIRST BANK AND TRUST COMPANY OF ILLINOIS (Name)
300 E. NORTHWEST HIGHWAY, PALATINE, IL. 60067 (Address)

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75-20-403

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TRUST NO. _____

Deed in Trust

WARRANTY DEED

TO

First Bank and Trust Company of Illinois

Palatine, Illinois

TRUSTEE

First Bank

First Bank and Trust Company of Illinois
Palatine, Illinois 60067
(312) 358-5282

Form 55-101-010-010-010

COOK COUNTY CLERK'S OFFICE

1994 SEP - 9 PM 1:36

94708255

Property of Cook County Clerk's Office

"OFFICIAL SEAL"
Sharon L. Collier
Notary Public, State of Illinois
My Commission Expires 3/24/97

1. THE UNDERSIGNED
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
DUDLEY T. MADDOX AND THERESA A. PETIT, HIS WIFE
personally known to me to be the same person _____ whose name _____ subscribed
to the foregoing instrument, appeared before me this day in person and acknowledged that
they _____ signed, sealed and delivered the said instrument as their _____ 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 notarial seal this _____ 24TH _____ day of
AUGUST _____ A.D. 19 94
[Signature]
Notary Public

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STATE OF ILLINOIS }
COUNTY OF COOK }
SS. }

UNOFFICIAL COPY

PARCEL 1:

UNIT NUMBER 6 IN HUDSON MEWS TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 20, 21, 22, 23, 24 AND 25 IN DIVERSEY'S SUBDIVISION OF PART OF BLOCK 54 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, 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 NUMBER 88171668 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(A):

EASEMENTS FOR INGRESS EGRESS, SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 2 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126, AMENDED BY DOCUMENT NUMBER 88148708 AND 88171667.

(B):

EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR LIGHT AND AIR, AND FOR PEDESTRIAN INGRESS AND EGRESS AND EMERGENCY VEHICULAR TRAFFIC AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 25685091.

(C):

EASEMENT FOR EXCLUSIVE RIGHT TO USE OF PARKING SPACES 80 AND SPACE 10 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 11 TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126.

COMMONLY KNOWN AS 1616 N. HUDSON, CHICAGO, IL. 60614

P.I.N. 14-33-330-019-1006

FIRST BANK & TRUST CO. OF ILLINOIS
300 E. NORTHWEST HIGHWAY
PALATINE, ILLINOIS 60067



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 24, 1994 Signature: B. D. D.
~~GRANTOR~~ Agent

Subscribed and sworn to before me by
the said AGENT this
24TH day of AUGUST, 1994.

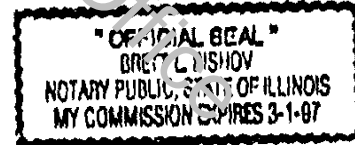


Notary Public B. D. D.

The grantee of his/her 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 24, 1994 Signature: B. D. D.
~~GRANTOR~~ Agent

Subscribed and sworn to before me by
the said AGENT this
24TH day of AUGUST, 1994.



Notary Public B. D. D.

Note: Any person who knowingly subrites 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 provisions of Section 4 of the Illinois Real estate Transfer Tax Act.)

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