

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

95614719

THIS INSTRUMENT WITNESSETH, That the  
Grantor North Park  
Development Corporation,  
An Illinois Corporation

of the County of Cook  
and State of Illinois

For and in consideration of TEN  
AND 00/100 DOLLARS (\$10.00) and  
other good and valuable  
considerations in hand paid,  
CONVEY and WARRANT  
unto the CHICAGO TITLE AND  
TRUST COMPANY, a corporation of  
Illinois, whose address is 111 N.  
Clark Street, Chicago, IL 60601-  
3294, as Trustee under the provisions of a trust agreement dated the 15 th. day of August  
19 95 known as Trust Number 1101061, the following described real estate in the County of  
and State of Illinois, to-wit:

DEPT-01 RECORDING \$25.00  
T60012 TRAN 6406 09/13/95 11:40:00  
96344 CG \*-95-614719  
COOK COUNTY RECORDER

25.00  
aw

Reserved for Recorder's Office

SEE ATTACHED EXHIBIT A



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
116.00

COOK CO. REC. 016  
09 13 1995

Cook County

REAL ESTATE TRANSACTION TAX



58.00

95614719

Permanent Tax Number: 13-02-300-002-8001  
13-02-300-002-8002

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  *futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single  
lease 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

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delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) if 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, 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.

And the said grantor hereby expressly waives 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.

\*Vice President  
\* Secretary's

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 31 day of August 19 95 \*Corporate

NORTH PARK DEVELOPMENT CORPORATION

By: [Signature] (Seal)  
(Seal) Vice President

Attorn: [Signature] (Seal)  
(Seal) Secretary

THIS INSTRUMENT WAS PREPARED BY:

Mr. Patrick W. Pontarelli  
4353 West Lawrence Avenue  
Chicago, Illinois 60630

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

State of Illinois, County of Cook vs. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dennis Biedron personally known to me to be the Vice President of the North Park Development Corporation and Robert Pontarelli personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and

severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said Corporation, and caused the corporate seal of said corporation to be affixed thereto pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of August 19 95

Commission expires 11-13 19 95 [Signature]

Notary Public

PROPERTY ADDRESS:

3950 W. Bryn Mawr Unit 501  
Chicago, IL 60659

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY  
171 N. CLARK STREET MLO9LT OR BOX NO. 333 (COOK COUNTY ONLY)  
CHICAGO, IL 60601-3294

CHICAGO  
PROPERTY TRANSACTION TAX  
\$ 870.00

BOX 333-CTI

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## PARCEL 1:

Unit 301 in Conservancy at North Park Condominium IV as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, (Except that part of the land dedicated for public roadway by Document 26700736) Described as follows: Commencing at the Northwest corner of said tract; Thence East on the North line of said tract a distance of 131.91 feet; Thence South 70.50 Feet to the point of beginning Thence continuing South on the last described line 264 Feet, Thence East 89.0 Feet, Thence North 78.0 feet, thence East 10 feet, Thence North 48 Feet, Thence West 10 Feet, Thence North 78.0 Feet, Thence West 89 Feet to the point of beginning in Cook County, Illinois.

which survey is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

## PARCEL 2:

The exclusive right to the use of Parking Space <sup>301</sup> and Storage Space <sup>301</sup> Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

## PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as Document 95171295 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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