

UNOFFICIAL COPY

COLE TAYLOR BANK

WARRANTY DEED IN TRUST

95701177

THIS INDENTURE WITNESSETH, that the Grantor, John Krawczyk and Anne Kwasnik-Krawczyk, his wife,

DEPT-01 RECORDING \$27.50
T#7777 TRAN 1143 10/16/95 13:14:00
#9008 SK #-95-701177
COOK COUNTY RECORDER

of the County of Cook and the State of Illinois for and in consideration of the sum of Ten and no/100

Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Warrant(s) unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of March, 19 95, and known as Trust Number 95-4032, the following described real estate in the County of Cook and State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Exempt under Real Estate Transfer Tax Law 95 ILCS 200/31-45
sub par F and Cook County Ord 93-0-2: 931 F
Date 10/16/95 Sign. [Signature]

GRANTEE'S ADDRESS 155 N. Harbor Dr. #5408, Chicago, IL 60601

P.I.N. 17-10-401-005-1736

THIS DOCUMENT PREPARED BY:
Gordon and Pikarski
Suite 1000
25 E. Washington St.
Chicago, IL 60602

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

See Reverse

27.50

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In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

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 has hereunto set our hand(s) and seal(s) this 1st day of April, 19 95.

John Krawczyk (SEAL) Anne Kwasnik-Krawczyk (SEAL)
Anne Kwasnik-Krawczyk (SEAL)

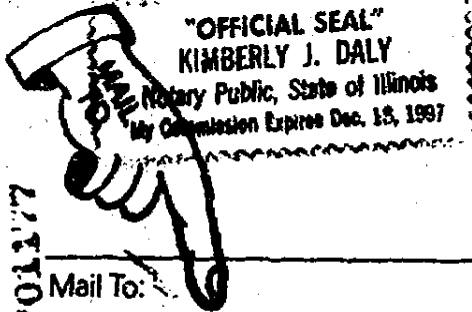
STATE OF Illinois
COUNTY OF Cook

SS.

I, Kimberly J. Daly a Notary Public in and for said County, in the state aforesaid, do hereby certify that John Krawczyk and Anne Kwasnik-Krawczyk, his wife, personally known to me to be the same person(s) whose names are 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 1st day of April, 19 95.

Kimberly J. Daly
Notary Public



95701177

Mail To:

Gordon and Pikarski
Suite 1000
25 E. Washington St.
Chicago, IL 60602

Address of Property:

155 N. Harbor Dr. #5408

Chicago, IL 60601

This instrument was prepared by:

Gordon and Pikarski

Suite 1000

25 E. Washington St.

Chicago, IL 60602

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COLE TAYLOR BANK ATUT 95-4032, DATED MARCH 17, 1995
Unit 5408, 155 N. Harbor Dr., Chicago, IL 60601

LEGAL DESCRIPTION

PARCEL 1:

UNIT 5408 IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL"):

LOT 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT 1, BEING A SUBDIVISION OF PART OF THE LAND THEREOF EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON CAP AND COLSON LOTS '1-A', '1-B', '1-C', '2-A', '2-B', '2-C', '3-A', '3-B', '3-C', '4-A',

'4-B', '4-C', '5-A', '5-B', '5-C', '6-A', '6-B', '6-C', '7-A', '7-B', '7-C', '8-A', '8-B', '8-C', '9-A', '9-B', '9-C', 'N-LA' AND 'NA-LA, OR PARTS OF SAID LOTS AS ARE DEPICTED, VENERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT 1, FALLING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2 AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE CONVEYED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND BY-LAWS FOR THE 155 HARBOR CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935652 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22935454); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AS AMENDED AS AFORESAID AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT OF ACCESS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS:

THROUGH OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR POINT 1 ESTABLISHED PURSUANT TO ARTICLE 111 OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935662 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912, DATED DECEMBER 13, 1974 AND RECORDED AUGUST 27, 1975 AS DOCUMENT 23201182) IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFORESAID DESCRIBED, AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS AS SHOWN ON PLAT OF HARBOR POINT UNIT 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE 111 OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNER'S ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22935652, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912, DATED DECEMBER 13, 1974 AND RECORDED AUGUST 27, 1975 AS DOCUMENT 23201182) ALL IN COOK COUNTY, ILLINOIS.

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Mail To:

GORDON AND PEARMAN
Attorneys at Law
231 E. Washington St.
Chicago, IL 60601

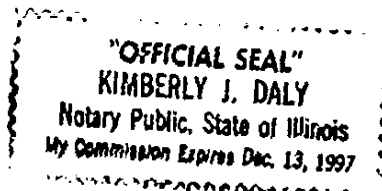
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STATEMENT BY GRANTOR AND GRANTEE

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 10/16/95, 1995 Signature: Meresa Cook
Grantor or Agent

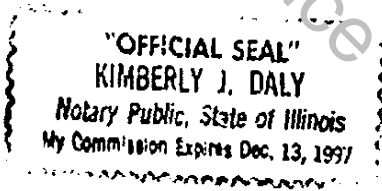
Subscribed and sworn to before me by the said Meresa Cook this 16th day of October, 1995 Notary Public Kimberly J. Daly



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 title to real estate under the laws of the State of Illinois.

Dated 10/15, 1995 Signature: Meresa Cook
for Grantee or Agent

Subscribed and sworn to before me by the said Meresa Cook this 16 day of October, 1995 Notary Public Kimberly J. Daly



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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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