

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1990  
November 1994

## DEED IN TRUST (ILLINOIS)

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96579143

THE GRANTORS GEORGE S. RICHARDS AND MARTHA L. RICHARDS, Husband and Wife  
of the County of Cook and State of Illinois

for and in consideration of TEN (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,

Convey WARRANT unto

The Chicago Trust Company  
An Illinois Corporation  
171 North Clark Street  
Chicago, IL 60601

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 1st

day of July, 1996, and known as

Trust Number 1102273 (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 agreement, the following described real

estate in the County of Cook and State of Illinois, to wit:

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 1503 07/29/96 15:23:00  
#9572 + CG \*-96-579143  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Legal Description Attached Hereto and Incorporated Herein as Exhibit A.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions (if any) of record.

Permanent Real Estate Index Number(s): 17-04-217-098-0000

Address(es) of real estate: 1303 N. SUTTON PLACE, CHICAGO, IL 60610

BOX 333-CTI

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 198 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.

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Handwritten notes: 7/29/96, 8/5-8/96, 27.00

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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 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 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.

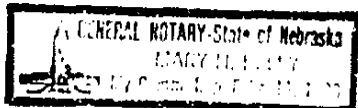
In Witness Whereof, the grantor S aforesaid have hereunto set their hand s and seal s

this 18<sup>th</sup> day of July, 1996

George S Richards by Randy L. Sorensen (SEAL) Martha L Richards by Randy L. Sorensen (SEAL)  
GEORGE S. RICHARDS by Randy L. Sorensen, Exec. V.P. for NATIONAL EQUITY, Inc., as Attorney-In-Fact  
MARTHA L. RICHARDS by Randy L. Sorensen, Exec. V.P. for NATIONAL EQUITY, Inc., as Attorney-In-Fact

State of Illinois, County of Douglas ss.  
Nebraska

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



RANDY L. SORENSEN, EXEC. V.P. FOR NATIONAL EQUITY, INC., AS ATTORNEY-IN-FACT FOR GEORGE S. RICHARDS AND MARTHA L. RICHARDS

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

s h e signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 18<sup>th</sup> day of July, 1996

Commission expires FEBRUARY 11, 1998  
W. Michael Kelly  
NOTARY PUBLIC

This instrument was prepared by National Equity, Inc., 8701 West Dodge Road, Suite 200, Omaha NE 68114  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: John Kennedy  
(Name)  
29 SOUTH LASALLE STREET, #425  
(Address)  
CHICAGO, IL 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
CHICAGO TRUST CO. TRUIT 1102173  
(Name)  
171 N. Clark Street  
(Address)  
Chicago IL 60601  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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CG04  
CO. NO. 016

253103



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 26 '94 DEPT OF REVENUE 635.00

Cook County

STATE TRANSACT. TAX



317.50

*CHGO.*

1464

JUL 26 '94

999.00

*CHGO.*

DEPT OF

JUL 26 '94

999.00

*CHGO.*

1467

JUL 26 '94

999.00

*CHGO.*

1491

JUL 26 '94

999.00

*CHGO.*

1496

JUL 26 '94

766.50

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965791

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STREET ADDRESS: 1303 N. SUTTON PLACE  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-04-217-098-0000

## LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

(SAID TRACT TO BE DESCRIBED HEREINAFTER), COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 264.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE MOST NORTHERLY NORTH LINE OF SAID TRACT, 81.66 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG A NORTH AND SOUTH LINE OF SAID TRACT, 23.47 FEET TO A NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG A NORTH LINE OF SAID TRACT, 6.91 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 188.39 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 58.93 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 24 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 58.93 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 24 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, THE ABOVE DESCRIBED PARCEL BEING A PART OF A TRACT OF LAND COMPRISING ALL OF LOT 14 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION, ALSO ALL OF LOTS 20, 21 AND 22 AND PARTS OF LOT 23 AND 24 IN ASSESSOR'S DIVISION LOTS 16 TO 23, INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST OF THE WEST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID LOTS 20, 21, 22, 23, AND 24, THE SAME BEING THE EAST LINE OF NORTH CLARK STREET, FOR A DISTANCE OF 264.58 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 81.66 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.47 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 67.90 FEET TO THE WEST LINE OF A 20 FOOT PUBLIC ALLEY, THE SAME BEING THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF SAID LOTS 20, 21, 22 AND 23; THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST ALONG SAID ALLEY LINE, 241.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 89 DEGREES, 45 MINUTES 39 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 14, THE SAME BEING THE NORTH LINE OF WEST GOETHE STREET, FOR A DISTANCE OF 149.43 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF SAID PARCEL AFORESAID, AS SET FORTH IN DECLARATION MADE BY SUTTON PROPERTIES, INC., CORPORATION OF ILLINOIS DATED JANUARY 1, 1978 AND RECORDED MARCH 6, 1978 AS DOCUMENT NUMBER 24 351 547 AND FILED MARCH 6, 1978 AS DOCUMENT LR 30 02 764 AND AS CREATED BY DEED FROM SUTTON PROPERTIES, INC., CORPORATION OF ILLINOIS TO JOSEPH B. GLOSSBERG DATED MARCH 21, 1978 AND RECORDED APRIL 28, 1978 AS DOCUMENT NUMBER 24423635 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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