CORUS BANK

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WARRANTY DEED IN TRUST

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The above space is for the recorder's use only

THIS INDENTION, Witnesseth, THAT THE GRANTOR DONNA M. STEPHENITCH, a single

person

of the County of

and State of Illinois for and in consideration of TEN and No/100 Dollars,

and other good and valuable considerations in hand paid, Convey 8

and Warrant S

unto the Conus BANK, 7727 Lake Street. River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the profitsions of a Trust Agreement dated the 21st day of February , 1996 , known as Trust

Number 4194

the following described real estate in the County of Cook

and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED

Exempt under provisions of Paragraph E. Section Pont Estato Transfer Yox Act.

Commonly Known us: One Gale Avenue, #5A,

PIN # 15-12-318-036-1016

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 of 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, power 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.

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 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

| THIS INSTRUCTION PREPARED BY CORUGE BANK THIS INSTRUCTION PREPARED BY THIS INSTRUCTION PREPARED BY THIS INSTRUCTION PREPARED BY WAS WANTED BY THIS INSTRUCTION PREPARED BY WAS COMMESSION PROPERTY WAS WANTED BY WAS COMMESSION PROPERTY WAS WANTED BY THE STATE OF ILLINOIS AND |
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| Mounty Public |
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| THE TO SEE THE TOP |
| 966T |
| GIVEN under my hand and Notarial Seal this _ 24.th day of July _ |
| waives of the right of homestead. |
| free and voluntary act, for the uses and purposes therein set forth, including the release and |
| that shid instrument algued, sealed and delivered the said instrument as |
| subscribed to the foregoing instrument, appeared before me this day in person and acknowledged |
| personally known to me to be the same person |
| COUNTY OF BURNOSS TATE OF ILLAOIS |
| Donna M. Stephen Joh |
| DAING ((SEAL)) SEAL |
| |
| |
| 10 tap 414 1996 |
| IN WITHERS WHEREOF, the grantor(s) aforesaid hereurto set har hand and seal |
| And the said granton(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and la Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. |
| ions in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with finish." ions," or words of similar import, in accordance with the statute in such case made and provided. |
| eal 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 registered. |
| eal cetate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. |
| leclated to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said |
| ill 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 eartings, avails and proceeds arising from the sale of ot other disposition of said real estate, and such interest is hereby the celared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said the said to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said the said to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said |
| The inverse of each and every being its properties of the contract of the cont |
| uccessor successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with 📞 🥨 if the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. |
| secute and deliver every such deed, trust deed, release, mortgage or other instrument and (d) If the conveyance is made to a |
| mendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to |
| recuted in accordance with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some |
| his Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instruments was |
| laiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by |
| acivileged to inquire into any of the varms of said trust agreement; and every deed, trust deed, mortgage, lease or other instruction executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or |

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2401 N. Halated Street

Chicago, IL

CORUS BANK

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cytcago, it 60614

2401 N. Halsted Street

CORUS BANK, Trustee, UTA 4194

EXHIBIT A

LEGAL DESCRIPTION

ONE GALE AVENUE, UNIT 5A RIVER FOREST, ILLINOIS 60305

PARCEL 1:

UNIT 5A IN ONE GALE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED SEAL ESTATE: 1.0T 7, LOT 8 (EXCEPT THE EAST 90.0 FEET OF THE NORTH 60.0 FEET) AND LOT 9 (EXCEPT THE EAST 90.0 FEET OF THE SOUTH 60.0 FEET AND EXCEPT THAT PART OF THE EAST 145.0 FEET OF LOT 9 WHICH LIES NORTH OF THE SOUTH 60.0 FEET THEREOF) IN BLOCK 7 IN GALE AND BLOCK & SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 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 NO. 90370224, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-15 AND STORAGE AREA S-R, LIMITED COMMON ELEMENTS AS DELINEATED OF THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 9037/224.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTSE ITS SUCCESSORS 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 DECLAPATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS 1 HOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HERSIN.

Permanent Real Estate Index Number: 15-12-318-038-1016

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Property of Cook County Clerk's Office

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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 7/24, 1996

| Si | ynnturo: Donge MExcelentel |
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| | Gruntor/Agent/Representative |
| Subscribed and sworn to before me by | |
| the said person this | E CESICIAL SEAL |
| 24th day of <u>July</u> 1996 | / SADDETTA P CANTUL S |
| Dobotta 15 | MATTER SOLAR POBLIC STATE OF ILLINOIS |
| Notary Public Walla 1 | LCRETTA K SMITH NOTAL PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPINES 02/22/00 |
| The Grantee or his Agent affirms and | crifies that the name of the Grantee shown on the |
| ., | prose in a land trust is either a natural person, an |
| Illinois corporation or foreign corporat | ion activatized to do business or acquire and hold |
| title to real estate in Illinois, a partners | hip authorized to do business or acquire and hold |
| | ntity 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. |
| | DRUS BANK, AS TRUSTEE, UTA 4194 |
| Dated 7/24, 1996 | unghire Raser Dellan |
| 7) | |
| Calculational and arriver to harborn men har | Cirantee/Agent/Representative Trust Officer |
| Subscribed and sworn to before me by the saidthis | TEUBL OLLICER |
| 24th day of July | 196 S "OPTICIONSEAL" { |
| | S Carmolia J. Diceso y |
| Notary Public CALYXELLA J. | Notary Public, State of Milnois & My Commission Expires 03/05/00 |
| The state of the s | Summer summers |
| NOTE: Any person who know | ingly submits a filed statement concerning |

NOTE: Any person who knowingly submits a fulse 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.)



Proberty of Cook County Clerk's Office