

TO:
Mulhern
North LaSalle
Chicago, Illinois 60601

TAX BILLS TO:
H Grotz
Lake Shore Drive
Chicago, Illinois 60610

PREPARED BY:
Dugan
At Law
Coke Blvd.
IL 60091

DEED
RY

Individual

UNOFFICIAL COPY

96908258

Property of Cook County Clerk's Office

DEFERRED RECORDING 300.00
PROPERTY TAX 2016 12/03/2015 10:13:00
\$1220.00
COOK COUNTY RECORDER

RECORDED

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11/13/11
COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602

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96908258

MAIL TO:
Joseph Mulhern
221 North LaSalle
Chicago, Illinois 60601

SEND TAX BILLS TO:
Robert H. Grotz
3470 Lake Shore Drive
Chicago, Illinois 60610

PREPARED BY:
John C. Dugan
Attorney At Law
1000 Skokie Blvd.
Suite 250
Wilmette, IL 60091

DEPT-01 RECORDING 127.50
150003 TRAN 9606 12/02/96 10:11:00
48726 P 1.11 N-96-908258
COOK COUNTY RECORDER

**TRUSTEES DEED
STATUTORY
(ILLINOIS)
(Trust to Individual)**

96908258

QST 967388

THE GRANTOR, MARIJANE CARR, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 9, 1990 AND KNOWN AS THE MARIJANE CARR TRUST, of the State of Indiana for and in consideration of TEN ----(\$10.00)--and 00/100 Dollars and other good and valuable considerations in hand paid, Convey and WARRANT unto **ROBERT H. GROTZ**, the following real estate described as Exhibit "A", in the County of Cook, and State of Illinois:

Permanent Real Estate Index Number(s): 14-21-306-038-1009

Address(es) of real estate: 3470 Lake Shore Drive, Chicago, Illinois 60610

2750

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, streets, 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, 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 99 years, and to renew or extend leases upon any terms and for any period or periods to time ad 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,

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV-26-96
\$275.13

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV-26-96
\$53.12

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
NOV-26-96
\$853.13

STATE OF ILLINOIS
\$27.22

8828258

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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 obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 the 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 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 aforesaid has hereunto set her hand and seal this _____th day of November, 1996.

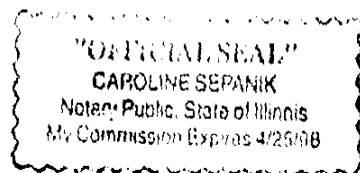
Marijane Carr Trustee (Seal)
Marijane Carr, Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

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

Given under my hand and official seal, this 6 day of Nov
19 96

Caroline Sepanik
NOTARY PUBLIC



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EXHIBIT A

Unit 6-C in 3470 Lake Shore Drive Condominium as delineated on a survey of the following described parcel of real estate:

Parcel 1:

That part of the Southerly 40 feet of Lot 37 lying Southwestorly of the West line of Sheridan Road (excepting therefrom the Westerly 54.75 feet) in Block 19 in Hundley's Subdivision of Lots 3 to 21 both inclusive and 33 to 37 both inclusive in Pine Grove, a subdivision of fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The Northerly 25 feet measured at right angles with Northerly line thereof of the following described tract of land: That part of Lot 1 in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 both inclusive and 33 to 37 both inclusive in Pine Grove, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the Northerly line of said Lot 1 with the Westerly line of Sheridan Road; thence Westerly along the Northerly line of said Lot 155 feet; thence Southerly to a point in the South line of said Lot distant 190 feet Easterly from the Westerly line of said Lot and being on the Northerly line of Hawthorne Place; thence Easterly along Southerly line of said Lot, 150.84 feet to the Westerly line of Sheridan Road; thence Northerly along the Westerly line of Sheridan Road; 298.96 feet to the place of beginning, which survey is attached as Exhibit "A" to Declaration of Condominium made by Cosmopolitan National Bank of Chicago, as Trustee under Trust Number 15666, recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 20446824, and registered in the Office of the Registrar of Torrens Titles of Cook County, Illinois, as Document Number 2380325, on April 1, 1968; together with its undivided percentage interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and survey), in Cook County, Illinois.

85288586

Witness my hand and seal of the Office of the Registrar of Torrens Titles of Cook County, Illinois, this 1st day of May, 1968.

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83-064135-35