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96299979

THIS INDENTURE  
WITNESSETH,

That the Grantor Rita M. Richter, a widow  
of the City of Scottsdale

of the County of Maricopa and State of Arizona

for and in consideration of Ten Dollars  
Dollars, and other good and valuable considerations

in hand paid. Convey \$ and Warrant \$  
unto STANDARD BANK AND TRUST COMPANY,

a corporation of Illinois, as Trustee under the provisions  
of a trust agreement dated the first day of

March 1996, and known as  
Trust Number 15169 the following described

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

DEPT-01 RECORDING \$29.00  
T#0012 TRAN 0245 04/22/96 09:19:00  
#1948 # CG #-96-299979  
COOK COUNTY RECORDER

EXHIBIT "A"

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes of assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1995 and subsequent years; the mortgage or trust deed of the Grantee.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 98 years, and to renew or extend leases upon any terms and for any period or periods of time and to extend, change or modify leases and the terms and provisions thereof at any time or times hereafter; 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 said premises 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 way above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

BOX 333-CTI

PREPARED BY:

Francis L. Keldermans  
McBride Baker & Coles  
500 West Madison Street, 40th Fl.  
Chicago, Illinois 60661

MAIL TO:

Kevin F. Brennan  
Thomas W. Touhy & Associates  
218 North Jefferson  
3rd Floor  
Chicago, Illinois 60661

11-8-96

Handwritten initials

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1996  
APR 19 10 33  
1001

Property of Cook County Clerk's Office

\* 0 8 3 5 9 3 \*  
 \* DEPT. OF REVENUE \*  
 \* APR 19 96 \*  
 \* RB 1195 \*  
 \* 9 3 7 5 0 \*  
 \* CITY OF CHICAGO \*  
 \* REAL ESTATE TRANSACTION TAX \*

2 7 6 7 0  
 2 7 6 7 0  
 2 7 6 7 0  
 REAL ESTATE TRANSACTION TAX  
 Cook County  
 REVENUE  
 STAMP APR 19 96  
 PM 11 427  
 62.50

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 APR 19 96  
 DENY 125.00  
 REVENUE  
 FEB 10 1996  
 0 7 4 9 3 9  
 COLLECTOR DIS

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The interest of each and every beneficiary, remainder and of all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor does 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 \_\_\_\_\_ aforesaid ha B hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_ this First day of April, 1996.

By Rita M Richter  
McBride Baker & Coles  
BY Francis L. Keldermans, a partner  
RITA M. RICHTER By; Her Attorneys  
McBride Baker & Coles pursuant to  
a Power of Attorney

(SEAL) \_\_\_\_\_ (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

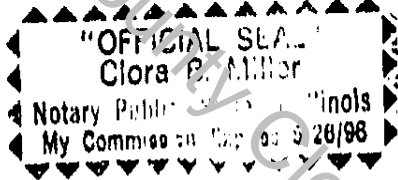
I, the undersigned a notary public in and for said County in the State aforesaid. Do Hereby Certify, That \_\_\_\_\_ FRANCIS L. KELDERMANS, AS ATTORNEY IN FACT FOR RITA M RICHTER, A WIDOW

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 acknowledge that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ HIS \_\_\_\_\_ free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

*Clara B. Miller* NOTARY

Given under my hand and Notarial seal this 16TH day of APRIL A.D. 19 96.

96299979



DEED IN TRUST  
(WARRANTY DEED)

STANDARD BANK AND TRUST CO.



STANDARD BANK AND TRUST CO.  
7800 West 95th Street, Hickory Hills, IL 60457

Clerk's Office

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THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBERS 1-"C"-8-"A" IN 155 HARBOR DRIVE CONDOMINIUM AS DELINEATED ON SURVEY AS TO LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FILED IN THE OFFICE OF THE REGISTRAR OF TITLES 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, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN 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", "M"-LA, AND "MA"-LA OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 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 DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935653 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AS AMENDED IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1 AFORESAID THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2 OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 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 NUMBER 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 NUMBER 22935652) AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912 TO ROBERT W. MC LALLEN DATED JUNE 19, 1981 AND RECORDED AUGUST 19, 1981 AS DOCUMENT 25972711

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PARCEL 3:

EASEMENT OF SUPPORT FOR THE BENEFIT OF PARCEL 1 AFOREDESCRIBED AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE PLAT OF HARBOR POINT UNIT NUMBER 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III 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 NO. 58912 AND UNDER TRUST NO. 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 COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2293562) ALL OF COOK COUNTY, ILLINOIS AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY; AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1971 KNOWN AS TRUST NUMBER 58912 TO ROBERT W. MC LALLEN DATED JUNE 19, 1981 AND RECORDED AUGUST 19, 1981 AS DOCUMENT 25972711 IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: UNIT 1-C 8-A, 155 N. HARBOR DRIVE, CHICAGO, ILLINOIS 60601

PI # 17-10-401-005-1770

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