

# UNOFFICIAL COPY

This Instrument Prepared By  
and Upon Recordation Return  
To:

97533426

Karen K. MacKay  
Burke, Warren & MacKay, P.C.  
330 N. Wabash Avenue  
22nd Floor  
Chicago, Illinois 60611-3607

DEPT-01 RECORDING \$29.50  
11777 TRAN 7128 07/23/97 15:48:00  
1455 DR \*-97-533426  
COOK COUNTY RECORDER

THIS DEED REPRESENTS ALL  
PROPERTY INTERESTS AND  
TO BE THE PROPERTY OF  
THE GRANTEE HEREIN  
AND TO BE THE PROPERTY OF  
THE GRANTEE HEREIN  
AND TO BE THE PROPERTY OF  
THE GRANTEE HEREIN



## DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, George A. Vincent, III and Andrea L. Vincent, his wife, of 630 Greenleaf Avenue, Wilmette, Illinois 60091, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Warrants unto Andrea L. Vincent, of 630 Greenleaf Avenue, Wilmette, Illinois 60091, not individually, but as trustee under the provisions of a declaration of trust known as the Andrea L. Vincent 1996 Trust, dated July 31, 1996, and unto all and every successor in trust or assign, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND HOLD said premises with the appurtenances, unto said Trustee her successors and or assigns, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the 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 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the future, 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

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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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation 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 the trustee, be obliged to see to 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 to the extent and as provided in the trust agreement, 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 said GRANTORS 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.

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IN WITNESS WHEREOF, the GRANTORS aforesaid, George A. Vincent, III, and Andrea L. Vincent, his wife, have executed this Warranty Deed in Trust on this 16<sup>th</sup> day of July, 1997.

*George A. Vincent III*

George A. Vincent, III

*Andrea L. Vincent*

Andrea L. Vincent

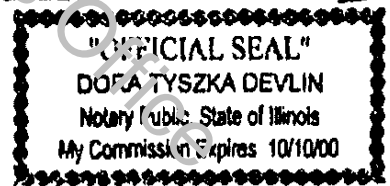
STATE OF ILLINOIS     )  
                                  )   SS:  
COUNTY OF COOK     )

I, Dora Tyszk Devlin, a Notary Public in and for said County, in the State aforesaid, do hereby certify that George A. Vincent, III and Andrea L. Vincent, his wife, personally known to me to be the same persons whose names a subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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 official seal this 27 day of July, 1997.

*Dora Tyszk Devlin*  
Notary Public

My Commission Expires:



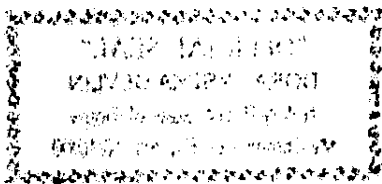
Mail Future Tax Bills To:

Andrea L. Vincent Trustee  
630 Greenleaf Avenue  
Wilmette, Illinois

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## EXHIBIT A

UNIT NO. 7702 IN THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS 'PARCEL'):

PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 175 E. Delaware Place, Unit 7702, Chicago, Illinois

PI # 17-03-220-020-1535

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## STATEMENT BY GRANTOR AND GRANTEE

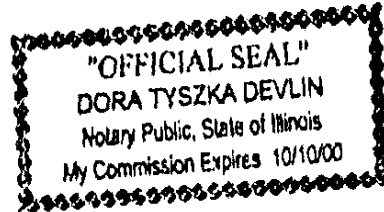
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 16 19 97

George A. Vincent, III  
(grantor or agent)  
George A. Vincent, III

Subscribed and sworn to before me this 23  
day of July 1997

Dora Tyszka Devlin  
(notary public)



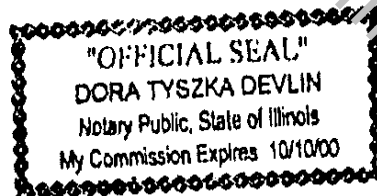
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated July 5 19 97

Andrea L. Vincent  
(grantee or agent) x cxx  
Andrea L. Vincent, Trustee

Subscribed and sworn to before me this 23  
day of July 1997

Dora Tyszka Devlin  
(notary public)



**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**

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1. The names of all Plaintiffs and the case are identified above.
2. The court in which said action was brought is identified above.
3. The names of the title holders of record are ANTHONY V. MINEO.
4. The legal description, common address and permanent index number of the real estate sufficient to identify it with reasonable certainty is as follows:

LOT 29 IN BLOCK 5 IN WALTER G. MC INTOSH'S FOSTER AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6540 W. Foster Ave. Chicago, IL  
60656

P.I.N.: 13-07-230-040

5. An identification of the mortgage sought to be foreclosed is as follows:

Names of mortgagors: ANTHONY V. MINEO  
Name of Mortgagee: FIRST FEDERAL BANK FOR SAVINGS  
Date of mortgage: July 29, 1994  
Date and place of recording of mortgage: September 13, 1994 in office of Recorder of Cook County  
Identification of recording: 94-798100

LAW OFFICES OF LAWRENCE FRIEDMAN

BY: 

CHRISTOPHER A. CIEMIAWA

THIS COMMUNICATION IS FROM A "DEBT COLLECTOR". (15 USC 1692a)

BOX #329

LAW OFFICES  
LAWRENCE FRIEDMAN P.C. 09032  
A PROFESSIONAL CORPORATION  
19 SOUTH LA SALLE STREET  
TENTH FLOOR  
CHICAGO ILLINOIS 60603  
(312) 977-9000

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