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DEED IN TRUST

97250781

DEPT-01 RECORDING 127.00
 T0012 TRAN 4641 04/10/97 13:01:00
 4756 & CG *--97-250781
 COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH that the grantors, FRANK CROWL and MARY A. CROWL, his wife, of Chicago, Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration to them in hand paid, Convey and Warrant to the COSMOPOLITAN BANK AND TRUST, of 801 North Clark Street, Chicago, Illinois 60610, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 18th day of September, 1985, and known as trust number 27583, and unto all successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

LEGAL DESCRIPTION ON ATTACHED EXHIBIT

PIN NOS: 14-21-314-046-1044 and 14-21-314-046-1025

Commonly Known As: Units 4B and 4C, 421 West Melrose,
Chicago, Illinois 60657

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.

Subject To: general real estate taxes for 1996 and subsequent years, covenants, conditions and restrictions of record, public and utility easements, terms provisions, covenants, conditions and options contained in, and rights and easements established by, the Declaration of Condominium Ownership, limitations and conditions imposed by the Condominium Property Act.

BOX 333-CTI

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Property of Cook County Clerk's Office

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; 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 upon any terms and for any period or periods of time, 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 the 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; and to deal with said property and every part thereof in all other ways and for such other consideration 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 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 invested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the 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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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 or 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.

IN WITNESS WHEREOF, the grantors, FRANK CROWL and MARY A. CROWL, his wife, as aforesaid have hereunto set their hands and seals this 12 day of March, 1997.

Frank Crowl
FRANK CROWL

Mary A Crowl
MARY A CROWL

State of Illinois)
) SS:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK CROWL and MARY A. CROWL, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 2nd day of March, 1997.

Thomas C. Strachan III
Notary Public

This Deed prepared by:

Thomas C. Strachan III
668 Western Avenue
Lake Forest, Illinois 60045

*was recorded return to:
Thomas F. Matzky
David & Richard
200 N. La Salle, Suite 800
Chicago, IL 60601*

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EXHIBIT

UNIT NUMBER 4"B" AND 4"C" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF ORIGINAL LOT 27 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: STARTING AT A POINT IN THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE, 148 FEET 6-1/2 INCHES WEST OF THE INTERSECTION OF THE WEST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF MELROSE STREET THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) TO A POINT 110 FEET 11-1/2 INCHES FROM THE STARTING POINT, THENCE RUNNING SOUTH PARALLEL WITH THE WEST LOT LINE OF ORIGINAL LOT 27 IN PINE GROVE, 101 FEET 6 INCHES THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF MELROSE STREET (BEING A LINE PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH LINE OF ORIGINAL LOT 27 IN PINE GROVE) 110 FEET 11-1/2 INCHES AND THENCE RUNNING NORTH TO THE STARTING POINT, ALL WITHIN THE BOUNDARIES OF ALL THAT PART OF THE ORIGINAL LOT 27 IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 987 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF EVANSTON AVENUE, IN COOK COUNTY, ILLINOIS WHICH IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 2134, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22209427, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

97250781

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR 10 1997 ★
★ PB 11187 ★
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 10 1997
DEPT OF REVENUE
350.00

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR 10 1997 ★
★ PB 11187 ★
827.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 10 1997
PB 11187
175.00

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR 10 1997 ★
★ PB 11187 ★
999.00