

UNOFFICIAL COPY

38871611
2017/0070 48 001 Page 1 of 4
1998-09-29 10:14:36
Cook County Recorder 27.50

DEED IN TRUST

MAIL RECORDED DEED TO:

Ralph Muentzer, Attorney
218 N. Jefferson Street
Suite 400
Chicago, Illinois 60661

Bridgeview Bank & Trust
7940 South Harlem Avenue
Bridgeview, Illinois 60455

PAID BY:

Northway

1221 N. Dearborn

Unit 1202-North

Chicago, IL 60610

(The Above Space For Recorder's Use Only)

THIS INDENTURE, WITNESSETH that the Grantors, Robert Ganz, Divorced and Not Since Remarried, and Harry F. Peck and Lynn M. Carey, Husband and Wife.

of the County of Cook, and State of Illinois for and in consideration of Ten and no/100ths----- (\$10.00)--Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto **BRIDGEVIEW BANK AND TRUST**, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust Agreement dated the 4th day of July, 1998, and known as **Trust Number 1-2658** the following described real estate in the County of Cook and State of Illinois, to-wit:

Legal Description Attached Hereto:

Permanent Real Estate Index Number(s): 17-04-224-047-1227

Address(es) of Real Estate: 1221 N. Dearborn Parkway, Unit 1202-North, Chicago, IL 60610

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 exemption of homesteads from sale on execution or otherwise.

THE TERMS AND CONDITIONS APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY

hereafter.

owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term said real estate, or any part thereof, from time to time, in possession or reversion by leases to commence in present or Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in resubdivide said real estate as often as desired to contract to sell, to grant options to purchase, to sell on any terms, to any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or

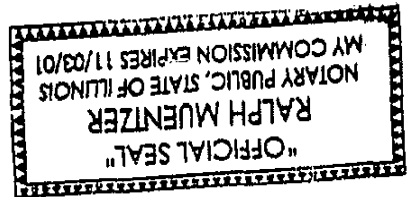
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Notary Public

[Handwritten Signature]

19 98

Given under my hand and notarial seal this 30th day of JULY,



I, the undersigned, a Notary Public in and for said County, in the state of Illinois, do hereby certify that ^{are} ~~is~~ 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 the signed, sealed and delivered the said instrument as her free and voluntary act, for the state and purposes therein set forth, including the release and the waiver of the right of homestead.

STATE OF ILLINOIS)
() SS
COUNTY OF COOK)

* Robert Ganz, Harry F. Beck, and Lynn M. Carey

X *[Handwritten Signature]* Lynn M. Carey
(Seal)
X *[Handwritten Signature]* Harry F. Beck
(Seal)

X *[Handwritten Signature]* Robert Ganz
(Seal)

*Harry F. Beck by Robert Ganz
4:5 attorney in fact.*

In Witness Whereof, the grantor(s) aforesaid have hereunto set her hand(s) and seal this 30 day of July, 1998

UNOFFICIAL COPY

DEED IN TRUST

Page 3 of 3 Pages

In no case shall any party dealing with said Trustee, or any successor in trust, 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 said Trustee, or any successor in trust, be obliged to see 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 this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) the said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bridgeview Bank and Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided

This Instrument was prepared by:

Ralph Muentzer, Attorney
218 N. Jefferson St.
Suite 400
Chicago, Illinois 60661

STATE OF ILLINOIS TRANSFER STAMPS

Exempt under provisions of Paragraph E, Section 4
of the Real Estate Transfer Tax Act.

Date:

Buyer, Seller or Representative

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNIT NUMBER 1202-N IN THE TOWERS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1: THE SOUTH WEST 1/4 OF LOT 2 (EXCEPT THAT PART THEREOF, TAKEN OR USED FOR ALLEY), IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 2 AND 3 (EXCEPT THAT PART OF SAID LOTS, TAKEN OR USED FOR ALLEY), IN THE SUBDIVISION OF LOT 1, IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 4, 5 AND 6 IN THE SUBDIVISION OF LOT 1 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 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 NUMBER 25169127; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

DEPT. OF COOK COUNTY Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP-0908
698.75
RP 1106

UNOFFICIAL COPY

Property of Cook County Clerk's Office