



GRANTORS, P. Rodney Morris and Sharon A. Morris, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEY** and **QUIT CLAIM** unto:

Phillip Rodney Morris and Sharon Ann Morris,
Trustees of the Morris Revocable Family Trust
dated November 22, 1995
175 E. Delaware Place, #7803
Chicago, IL 60611

(hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-03-220-020-1548

Common Address: 175 E. Delaware Place, Unit 7803, Chicago, IL 60611

TO HAVE AND TO HOLD 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, 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, in possession or reversion, by leases to commence in praesenti or in futuro, and upon terms for any period or periods of time, not exceeding in the case of any single demise the terms of 198 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 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, title or interest in or about or easement appurtenant to said premises or any party 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 vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Above Space for Recorder's Use Only

Box 231

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 of 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.

If the title to any of the above lands 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) 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 grantors have set their hands and seals this 22 day of OCTOBER, 1998.

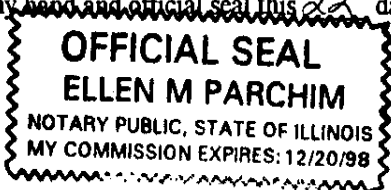
P. Rodney Morris
P. Rodney Morris

Sharon Ann Morris
Sharon A. Morris

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 P. Rodney Morris and Sharon A. Morris, husband and 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 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 22 day of October, 1998



Ellen M. Parchim
Notary Public

This instrument was prepared by: James S. Jarvis, Esq., One IBM Plaza, Suite 3000, Chicago, IL 60611.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

BOX 231

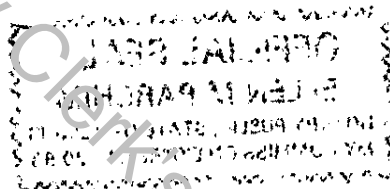
NO CHANGE

Exempt under the provisions of Paragraph E
Section 31-45, Property Tax Code.

10/23/98 K. Mill
Date Buyer, Seller, Representative

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Exempt under the provisions of Paragraph
Section 31-45, Property Tax Code.

Buyer, Seller, Representative _____ Date _____

UNOFFICIAL COPY

Legal Description

of premises commonly known as _____

175 E. Delaware, Unit 7803, Chicago, Illinois

Unit Number 7803, as delineated on the survey, of the following described parcels of real estate, (hereinafter referred to collectively as "Parcel"):

Part 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 Block 14 and 20, in the Canal Trustees' Subdivision, of the South Fractional Quarter 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 the County Clerk's Division of the West 300 feet, of that part of Lots 16 to 19, of Block 14, lying East of the Lincoln Park Boulevards, in the Canal Trustees Subdivision, of the South Fractional Quarter 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 Number 22418957, from John Hancock Mutual Life Insurance Company, a Massachusetts corporation, to LaSalle 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 (hereinafter called "survey") is attached as Exhibit "A", to the Declaration of Condominium Ownership, Easements, By-laws, Covenants and Restrictions, for 175 East Delaware Place, Chicago, Illinois, (hereinafter called "Declaration"), recorded on August 10, 1973, in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document Number 22434263; together with an undivided percentage interest in the parcel, (excepting from the parcel, all of the property and space comprising all units, as defined and set forth in the declaration and survey), in Cook County, Illinois.

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 10-23-98

Signature James Jarvis
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
THIS 23rd DAY OF Oct
19 98

NOTARY PUBLIC Kristin Mills



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.

Date 10-23-98

Signature James Jarvis
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
THIS 23rd DAY OF Oct
19 98

NOTARY PUBLIC Kristin Mills



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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]