



# UNOFFICIAL COPY

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein said trust agreement 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 and 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 any terms and for any period or periods of time, not exceeding in the case of any single demise the term 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 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 the 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, and (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

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 dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of 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 \_\_\_\_\_ 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 \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_  
this 23RD day of JANUARY 19 97  
Dudley T. Maddox (SEAL) Theresa A. Pettit (SEAL)  
DUDLEY T. MADDOX (SEAL) THERESA A. PETTIT (SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail Trust Department  
Recorded First Bank & Trust Company of Illinois  
Deed 300 E. Northwest Highway  
To: Palatine, Illinois 60067

ADDRESS OF PROPERTY:

1616 N. Hudson #6 Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Dudley Maddox; Theresa Pettit  
(Name)

1616 N. Hudson #6 Chicago, IL 60614  
(Address)

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99452856

STATEMENT BY GRANTOR AND GRANTEE  
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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 and hold title to real estate under the laws of the State of Illinois.

Dated May 7, 19 99 Signature: Andrea Brucki  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 7<sup>th</sup> day of May  
19 99.

[Signature]  
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 May 7, 19 99 Signature: Andrea Brucki  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 7<sup>th</sup> day of May  
19 99.

[Signature]  
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.

[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.]

000181831 Z

I, Andrea Briski, OF CHICAGO TITLE INSURANCE COMPANY DO HEREBY CERTIFY THAT THE deed DATED January 23, 1997, MADE BETWEEN Dudley T. Maddox & Theresa A. Pettit

567 M

AND First Bank and Trust Company of IL as trustee WAS PRESENTED TO CHICAGO TITLE FOR RECORDATION. FURTHER THAT SAID deed HAS BEEN LOST AND THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT.

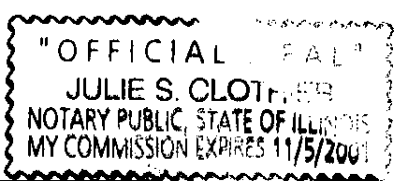
Andrea Briski  
SIGNATURE

STATE OF ILLINOIS  
COUNTY OF Cook

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, CERTIFY THAT Andrea Briski OF CHICAGO TITLE INSURANCE COMPANY PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED AND SWORN TO IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE 7<sup>th</sup> DAY OF May, 99.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES \_\_\_\_\_

BOX 333-CTI

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF KANE

} SS.

I, KURTIS J. LOSO a Notary

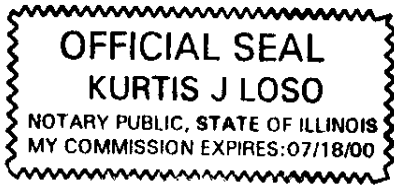
Public in and for said County, in the State aforesaid, do hereby certify that DUDLEY T. MADDOX AND THERESA A. PETIT

personally known to me to be the same person (S) \_\_\_\_\_ whose name(S) 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 homestead.

Given under my hand and notarial seal this 23RD day of JANUARY A.D. 19 97.



Notary Public.



TRUST NO. \_\_\_\_\_

## Deed In Trust WARRANTY DEED

TO  
First Bank and Trust Company of Illinois  
Palatine, Illinois  
TRUSTEE

# First Bank

First Bank and Trust Company of Illinois  
Palatine, Illinois 60067  
(708) 358-6262

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PARCEL 1:

UNIT NUMBER 6 IN HUDSON MEWS TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 20, 21, 22, 23, 24 AND 25 IN DIVERSEY'S SUBDIVISION OF PART OF BLOCK 54 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 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 88171668 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(A):

EASEMENTS FOR INGRESS EGRESS, SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 2 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126, AMENDED BY DOCUMENT NUMBER 88148708 AND 88171667.

(B):

EASEMENTS FOR THE BENEFIT OF PARCEL 2 FOR LIGHT AND AIR, AND FOR PEDESTRIAN INGRESS AND EGRESS AND EMERGENCY VEHICULAR TRAFFIC AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 25685091.

(C):

EASEMENT FOR EXCLUSIVE RIGHT TO USE OF PARKING SPACES 80 AND SPACE 10 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT II TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 26158126.

COMMONLY KNOWN AS 1616 N. HUDSON, CHICAGO, IL. 60614

P.I.N. 14-33-330-019-1006

FIRST BANK & TRUST CO. OF ILLINOIS  
300 E. NORTHWEST HIGHWAY  
PALATINE, ILLINOIS 60067

