

## EXHIBIT A

An undivided 1.5944 interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated in Survey attached to and a part of a Declaration of Condominium Ownership registered on the 1st day of April, 1988, as Document Number 2380325).

Said premises being described as follows: The Northerly Twenty-Five (25) feet (measured at right angles with the Northerly line thereof) of the following described tract of land: That part of Lot One (1) in the Subdivision of Block 16, in Hundley's Subdivision of Lots 1 to 71 and 33 to 27, inclusive, in Pine Grove, in Section 21, Town 43 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the Northerly line of said Lot with the Westerly line of Sheridan Road; thence Westerly along the Northerly line of said Lot 157 feet; thence Southerly to a point in the South line of said Lot distant 190 feet Easterly from the Westerly line of said Lot and being on the Northerly line of Hawthorne Place; thence Easterly along the Southerly line of said Lot 150.84 feet to the Westerly line of Sheridan Road; thence Northerly along the Westerly line of Sheridan Road, 298.96 feet to the point of beginning.

3771149

Ownership of the property described herein is appurtenant to and inseparable from Unit 10-C described and delineated in said Declaration and Survey which Unit is located on premises not registered under Land Registration Act.

County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

49

CAUTION: Before using or acting under this form, verify the authority for the office of this form. Make any appropriate changes, including any necessary alterations, to this form for a particular purpose.

3771149

THE GRANTORS

MARTIN M. WALES and CAROLYN H. WALES married to each other

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and WARRANT /QUIT CLAIM unto

CAROLYN H. WALES  
3470 N. Lake Shore Drive  
Chicago, Illinois

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 15 day of January, 1988, and known as Trust  
the Carolyn H. Wales Trust  
Number \_\_\_\_\_ (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 in the County of Cook and State of  
Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-21-306-030-1021

Address(es) of real estate: 3470 N. Lake Shore Drive, Chicago, Illinois, Unit 10 C

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

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 redivide said property as often as  
desired, to contract to sell, to grant options to purchase, on all or any terms, to convey either with or without consideration, to convey said  
premises or any part thereof to a successor or successor 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 present or 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 of 99 years, and to  
renew or extend lease, 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 appurtenant to said premises on 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 and considerations, 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 any party dealing with said trustee in relation to said premises shall be  
conclusively 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 the indenture and in said  
trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (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 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, 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 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 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.

In Witness Whereof the grantors aforesaid have hereunto set their hands and seals this

day of September 1988  
Martin M. Wales (SEAL) Carolyn H. Wales (SEAL)

State of Illinois, County of Cook ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Martin M. Wales and Carolyn H. Wales, married to each other  
personally known to me to be the same persons whose names 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 official seal, this Twenty Sixth day of September 1988

Commission expires Oct-20 1989 Stella J. Gallace  
NOTARY PUBLIC

This instrument was prepared by Daniel W. Luther, Mayor, Brown & Platt, 190 S. LaSalle Street,  
(NAME AND ADDRESS) Chicago, Illinois 60603

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Mayer Brown Platt  
(Name)  
190 S. LaSalle  
(Address)  
Chicago, Ill 60603  
(City, State and Zip)  
OR RECORDER'S OFFICE EX NO 407 (Wystadt)

SEND SUBSEQUENT TAX BILLS TO:  
Martin Wales & Carolyn Wales  
(Name)  
3470 N. Lake Shore Drive, Unit 10C  
(Address)  
Chicago, Illinois  
(City, State and Zip)

Stamp under provisions of Paragraph 2, Section 17, Real Estate Transfer Tax Act.

3771149  
Mayer Brown & Platt, Attorneys  
Bryan, Carter & Representative  
Date 1/20/89

UNOFFICIAL COPY

Deed in Trust

01

Property of Cook County Clerk's Office

2 ACS  
MID  
1044035

3771149

3771149

Age of Grantee

Address

Legal Description

1978

Grantor's Name

Grantor's Address

Grantor's City

Grantor's State

Grantor's Zip

Deed Number

Deed Date

Deed Value

Deed Type

Deed Status

Deed Fee

Deed Tax

Deed Record

Deed Index

Deed Search

Deed Release

Deed Cancel

Deed Void

Deed Revoke

Deed Amend

Deed Split

Deed Merge

Deed Split

Deed Merge

Magistrate  
190 S. LaSalle  
Chicago, IL 60603  
Att: K. Nystrom

5200 N. LaSalle  
Chicago, IL 60630