



THIS INDENTURE WITNESSETH, that the Grantor, Joybelle Kimlicka, Trustee of the Joybelle Kimlicka Declaration of Trust dated 8/13/96, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby duly acknowledged, conveys and quit claims unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, as Trustee under Trust Agreement dated 4/20/97 and known as Trust No. 122840-06 following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Commonly known as: 1463 W. Hutchinson, Chicago, Illinois 60613
Property Index No. 14-17-305-006

ATGF, INC

1162562 1/2

SUBJECT TO: General taxes for 1999 and subsequent years; special taxes and assessments; private, public and utility easements; building and zoning laws and ordinances; covenants, conditions and restrictions of records; existing lease and tenancy

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.

7400

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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.

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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 to 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 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) that 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

Lot 49 East of the East line of former alley in Albert Sulzer's Subdivision of that part lying North of South 8.81 acres of that part lying West of Clark Street of the South half of the Northwest quarter of the Southwest quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian (except the West 4-13/32 acres of the North half of the South half of the Northwest quarter of the Southwest quarter aforesaid), together with Lot "A" and the North 17.3 feet in Lot 14 in Subdivision of aforesaid 8.81 acres, in Cook County, Illinois.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 20.00
REVENUE STAMP



0000020083

REAL ESTATE
TRANSFER TAX
0018000
FP326670

STATE OF ILLINOIS
STATE TAX
MAR. 20.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000010543

REAL ESTATE
TRANSFER TAX
0036000
FP326669

City of Chicago
Dept. of Revenue
222301



Real Estate
Transfer Stamp
\$2,700.00

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