

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MICHAEL H. SPOONER, a widower of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of December, 1993, and known as Trust Number 117712-01, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 17 IN CLAUD E. ANDERSON'S RESUBDIVISION OF LOTS 2 TO 27, INCLUSIVE, IN BLOCK 1 IN EDWARDS BOULEVARD ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF LOTS 27, 30 AND 31 IN EGLEHART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 2252 W. 54th Place, Chicago, Illinois 60609

PIN No.: 20-07-318-007

COOK COUNTY RECORDER
0003050800-# 4117914
146999 TRAN 028 12/21/93 DEPT-Q1 RECORDING

03050800

Tax Act Sec. 4

This space for recording Rider and Revenue Stamps
Dated 12/21/93

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.

Full power and authority is hereby granted to said Trustee to inspect, manage, protect and subdivide said real estate or any part thereof, to dedicate, partition streets, highways or alleys to create any subdivision or parts thereof, to re-subdivide said real estate as often as desired, in contract to sell, to grant options to purchase or sell on any terms, to convey either with or without consideration, to convert said real estate as any part thereof to a successor or successors in trust and to grant to such successors or successors in trust all the title, power and authority created in the Trustee, to dispose of, alienate, lease or otherwise encumber said real estate or any part thereof, to give and grant estates, or any part thereof, in fee simple, for life, for any period of time, from time to time, in possession or otherwise, to commence at present or in future and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 150 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 or make leases, to grant options to lease and options to renew leases and options to purchase the whole or any part of the reservation and to contract respecting the manner of fixing the amount of present or future rentals or to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant rents or other amounts to said Trustee, and to let and lease or otherwise let or lease or give or grant any interest or other rights in or over said real estate or any part thereof, 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 the person making 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, 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 buy, sold, leased, exchanged or advanced or said real estate, or be obliged to sell, 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 called 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 Register 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 every other instrument executed in accordance with this Trust Agreement and the provisions contained in this Indenture and said Trust Agreement or in all assignments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver over 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 apprised and are fully vested with all the title, easements, rights, powers, authorities, duties and obligations of its or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor the trustee or successors in trust, shall incur any personal liability or be subjected to any claim, judgment or cause for anything in or by any of its or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed of Trust, 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 enforced in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact hereinafter referred to and for purposes of such enforcement the Trustee, in its own name, as Trustee of express trust and not as Trustee of this Indenture, shall be liable for all obligations, claims and demands resulting from such indebtedness except only 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 whatsoever and wherever 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, rents and profits from the said real estate, and no right to the principal or capitalization of the property or to the personal property and other beneficially held interests shall have any title or interest, legal or equitable, in or to said real estate to such, but only an interest in earnings, rents and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire title, or a 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 Register of Titles is hereby directed not to register or not 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, release, and release, any and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and

seal this 2nd day of December 1993.
Michael H. Spooener
Michael H. Spooener
[Seal]
[Seal]

STATE OF Illinois, County of Cook, I, Allan P. ROSEN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael H. Spooener, a widower

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 he signed, sealed and delivered the said instrument as his 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

"10th day of December A.D. 1993
ALLAN P. ROSEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/9/97

Notary Public

My commission expires 9-9-97

Document Number

252

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

ALLAN P. ROSEN, ESQ.
20 E. JACKSON BLVD.
SUITE 800
CHICAGO, ILLINOIS 60604

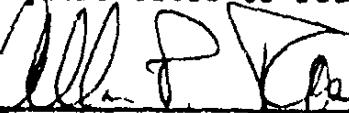
Property of Cook County Clerk's Office

03050800

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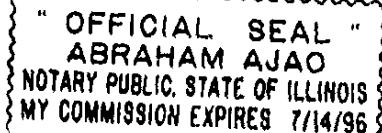
STATEMENT BY GRANTOR AND GRANTEE

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 12/21, 1995 Signature: 

Grantor or Agent

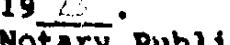
Subscribed and sworn to before
me by the said _____
this 21st day of Dec.
1995.
Notary Public 

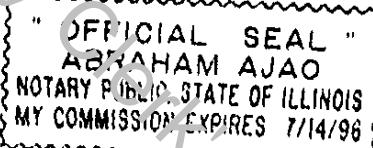


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/21, 1995 Signature: 

Grantee or Agent

Subscribed and sworn to before
me by the said _____
this 21st day of Dec.
1995.
Notary Public 



(03050800)

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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