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25483031

DEED IN TRUST

1980 JUN 11 AM 9 25

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Nancy Eisenschiml, a spinster of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100-----Dollars (\$ 10.00), in hand paid, and other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and / quitclaim to 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 May 19 80, and known as Trust Number 49618, the following described real estate in the County of Cook and State of Illinois, to wit:

10.00
Section 7A
Exempt under provisions of Paragraph 11 of the Transfer Tax Act
Buyer, Seller, or Representative
6-3-80
Date

See Rider A attached hereto and made a part hereof

This instrument prepared by: Robert G. Byron 55 E. Monroe, Chicago, IL.

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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to subdivide 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 set forth in said Trust Agreement, to donate, to dedicate, to mortgage, to lease 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 present or in future, and upon any terms and for any period or periods of time, by conveying in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, to 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, or, to renew leases and options to purchase the whole or any part of the reversion and to contract receiving the amount of present or future rents, in addition to or in exchange for said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, renew or assign any right, title or interest in or to any instrument appurtenant to said real estate or any part thereof, and to deal with said real estate and everything thereon 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 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, or the collection of any purchase money, rent or money become due or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement or any amendment thereof, be included in the subject, receipt or endorsement of any set of said Trustee, or be obliged or privileged to inquire into the terms of said Trust Agreement, and every deed, lease, 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, dealing upon or claiming under any such conveyance, lease or other instrument, and 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, and 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, so that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and all those authorized in this deed, and to make 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 the title of their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually, nor as Trustee, nor its successor or successors in trust, shall incur any personal liability or be subjected to any claim, judgment or decree for anything it does or fails to do or their agents or attorneys may do or fail to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for injury in person or to property hereunder, and all such liability being hereby expressly waived and released, and no contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said Trust Agreement or their attorneys-in-fact, hereby irrevocably appointed for such purposes, or at the request of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be available for the payment and discharge thereof. All present and obligations whatsoever and whatever shall be cleared 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, assets and proceeds arising from the sale or any 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 in, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title to the real estate 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 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 words of similar import, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for redemption or homestead from said real estate or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal as of this 1st day of April 19 80

Nancy Eisenschiml (SEAL)
Nancy Eisenschiml (SEAL)

STATE OF Illinois, Cheryl Jansen, a Notary Public in and for said County of Cook, do hereby certify that Nancy Eisenschiml

personally known to me to be the same person whose name is subscribed to appeared before me this day in person and acknowledged that she delivered the said instrument as her free and voluntary act, for the uses and purposes therein release and waiver of the right of homestead, GIVEN under my hand and notarial seal this 9th day of May Cheryl Jansen Notary Public

My commission expires April 4, 1983
American National Bank and Trust Company of Chicago
Box 221 BOX 430
Units 318 and 411
7120 N. Sheridan, Chicago, IL
For information only insert street address of above described property.

Stamp 25483031
Document Number 25483031

UNOFFICIAL COPY

RIDER "A" TO DEED

Units No. 318 & 411 in 7120 North Sheridan Condominium as delineated on a plat of survey of the following described real estate:

Lot 3 (except the North 9 feet thereof) all of Lot 4 and Lot 5 (except South 25 feet thereof) in Devine's 3rd Addition to Birchwood Beach Subdivision in Rogers Park being a Subdivision of Block 1 in Circuit Court partition of East 1/2 of the North West 1/4 of the North East Fractional 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which plat of survey is attached as Exhibit C to the Declaration of Condominium Ownership for 7120 North Sheridan made by 7120 Sheridan Limited Partnership and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 21, 1980 as Document No. 25463919 (the "Declaration"), together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Declaration.

25483031

END OF RECORDED DOCUMENT