

UNOFFICIAL COPY

DEED IN TRUST

1981 AUG 1 AM 11 19

25985972

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Romulo C. Hernandez and Christina V. Hernandez, his wife 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 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 28th day of July 19 81, and known as Trust Number 53455, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit 505 together with its undivided .7026 percent interest in the common elements in 700 West Bittersweet Condominium as delineated and defined in the Declaration recorded as Document Number 25009477 in Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to existing mortgage at First National Bank of Chicago dated June 5, 1979 and recorded August 17, 1979 as document 25104960

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TO HAVE AND TO HOLD the said real estate with all and singular rights and appurtenances, upon the trusts, and for the uses and purposes herein expressed in this said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to receive, manage, protect and subdivide said real estate, or any part thereof, to dedicate public streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate as often as deemed proper 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 to grant 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, 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 lease to commence in possession at any time and for any period or periods of time, not exceeding in the case of any single lease the term of 199 years, and to renew or extend leases upon any terms and conditions 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 same, to execute and deliver any and all instruments, to release, convey or assign any title, interest or interest in or about or 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 or claiming an interest in or about 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 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 any successor in trust, 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 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 all amendments 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 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 the, his 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 its successors or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything if or they or it or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Trust Agreement or any agreement, contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate or any part thereof, or entered into by the beneficiaries under said Trust Agreement as their attorneys-in-fact, hereby irrevocably appointed for such purposes, or if the action of the Trustee, in its name, as Trustee of an express trust and not individually (and the Trustee shall have the obligation whenever 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 applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of recording of this Deed.

The interests 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, profits 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, legal or equitable, in or to said real estate as such, but only an interest in earnings, profits 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 in the whole, in and to all of the real estate above described.

If the title in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file 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 waives, releases, conveys and assigns all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homestead, true sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seals this 31st day of July 1981.

Romulo C. Hernandez [SEAL] Christina V. Hernandez [SEAL]
Romulo C. Hernandez Christina V. Hernandez

STATE OF Illinois, I, Carole L. Riscinote, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Romulo C. Hernandez and Christina V. Hernandez, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, read, understood 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 seal this 29th day of July A.D. 1981.
Carole L. Riscinote
My commission expires 7-28-84

American National Bank and Trust Company of Chicago
Box 221

700 West Bittersweet #505
Chicago, IL
For information only insert street address of above described property.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
NOV 11 1981
1494
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
09.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
09.00

10.00

END OF RECORDED DOCUMENT