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This Indenture Witnesseth, That the Grantor, JERRY SCHAFFNER and MARTIN SCHAFFNER, both married men

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 quit claim

unto NATIONAL BOULEVARD BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of July 1982 and known as Trust Number 6899, the following described real estate in the County of COOK and State of Illinois, to-wit:

See Legal Description Attached Hereto.

THIS INSTRUMENT PREPARED BY: Kenneth H. Richman, Esq. 222 South Riverside Plaza Chicago, Illinois 60606

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SUBJECT TO all covenants, conditions, easements, restrictions and taxes of record

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 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 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, for any period or periods of time, not exceeding in the case of any single lease the term of 99 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 lease and to grant options to lease and to renew leases and the terms and provisions thereof at any time or times hereafter, to contract to purchase the whole or any part of the reversion and to contract respecting the manner of buying 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 charges of any kind, to release, convey or assign any right, title or interest in or about any 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.

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 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 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 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 predecessor in trust.

This conveyance is made upon the express understanding and condition that neither National Boulevard Bank of Chicago, individually or 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 or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said 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 entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election 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 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 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, avails 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said National Boulevard Bank of Chicago the entire legal and 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 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 "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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantorS aforesaid have hereunto set their handS and

sealS this 31st day of August 1982
Jerry Schaffner [SEAL] Martin Schaffner [SEAL]
Selma Schaffner, wife of [SEAL] Margaret Schaffner, wife of [SEAL]
Jerry Schaffner Martin Schaffner

This transfer exempt from tax pursuant to Chap. 120, Ill.Rev.Stat. §1004(e)

LEGAL DESCRIPTION

Lots 14 through 26 in the Subdivision of that part lying North of Clybourn Avenue of Lot 14 in the Snow Estate Subdivision by the Superior Court in partition of parts of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, and Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, commonly known as 2901-2947 North Clybourn Avenue, Chicago, Illinois.

ALSO

TRACT 1

Lot 27 in the Subdivision of that part of Lot 14 in the Snow Estate Subdivision by the Superior Court in Partition of the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, lying North of Clybourn Avenue.

TRACT 2

Lot 28 in the Subdivision of that part of Lot 14 in Snow Estate Subdivision by Superior Court Partition of parts of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, and Section 25 in Township 40 North, Range 13, East of the Third Principal Meridian, lying North of Clybourn Avenue.

TRACT 3

Parcel 1: - Lot 29 in the Subdivision of that part of Lot 14 in Snow Estate Subdivision by Superior Court partition of parts of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, and Section 25, Township 40 North, Range 13, East of the Third Principal Meridian lying North of Clybourn Avenue.

ALSO

Parcel 2: - The Southeasterly 1/2 of the vacated public alley adjacent to Lot 29 in Subdivision of that part of Lot 14 in the Snow Estate Subdivision, lying North of Clybourn Avenue in the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, and described by metes and bounds as follows: Beginning at the most Westerly corner of Lot 29; thence Northwesterly along an extension of the Southwesterly line of Lot 29 aforesaid 8 feet; thence Northeasterly parallel to the Northwesterly line of Lot 29 to a point on a line drawn from the intersection of the Northeasterly and Northwesterly lines of Lot 29 to the intersection of the East and Southwesterly lines of Lot 31; thence Southeasterly to the most Northerly corner of Lot 29; thence Southwesterly to the point of beginning.

TRACT 4:

That part of Lots 30 and 31, in the Subdivision of that part of Lot 14 in the Snow Estate Subdivision, lying North of Clybourn Avenue in the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, lying Northwesterly and Northerly of a line described as follows: Beginning at a point on the Southwesterly line of said Lot

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30, 25.5 feet Northwesterly of the Southeast corner of said Lot 30, thence Northeasterly perpendicular to the Southwesterly line of said Lot 30 a distance of 71.0 feet, thence Easterly to a point on the East line of said Lot 31, 42.5 feet South of the Northeast corner of said Lot 30.

TRACT 5:

That part of Lots 30 and 31 in the Subdivision of that part of Lot 14 in Snow Estate Subdivision lying North of Clybourn Avenue in the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Lot 30 and running thence Northeasterly along the Southeast line of said Lot, a distance of 68 feet; thence Easterly to a point on the East line of said Lot 31, which is 62.50 feet South of the Northeast corner of said Lot; thence North on the East line of Lot 31 a distance of 20 feet; thence Westerly on a straight line, a distance of 36.17 feet, more or less, to a point on a line 25.5 feet Northwesterly of and parallel with the Southeasterly line of said Lot 30, and 71 feet Northeasterly of the Southwesterly line of said Lot 30; thence Southwesterly along a line 25.50 feet Northwesterly of and parallel with the Southeasterly line of said Lot 30, a distance of 71 feet to the Southwesterly line of said Lot 30, a distance Southeasterly along the Southwesterly line of said Lot 30 to the place of beginning, together with all improvements, easements, fixtures and appurtenances thereto belonging.

TRACT 6:

Parcel 1: - That part of Lot 31 in the Subdivision of that part of Lot 14 in Snow Estate Subdivision, lying North of Clybourn Avenue in the East 1/2 of the Northwest 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Lot 31 and running thence Northeasterly along the Northwesterly line of said Lot and the Northwesterly line of said Lot, extended Northeasterly, a distance of 68 feet; thence Easterly to a point on the East line of said Lot 31 which is 62.50 feet South of the Northeast corner of said Lot 31; thence South and Southwesterly along the East and Southeasterly lines of said Lot to the Southeast corner of said Lot 31; thence Northwesterly along the Southwesterly line of said Lot 31 to the place of beginning; also **Parcel 2:** That part of the vacated alley (except the Southeasterly 8 feet thereof) in the Subdivision of that part of Lot 14 in Snow Estate Subdivision lying North of Clybourn Avenue aforesaid which lies Southeasterly of and adjoining the Southeasterly line of Lot 31 aforesaid and Southwesterly of a straight line drawn from the intersection of the Northeasterly and Northwesterly lines of Lot 29 in said Subdivision, to the intersection of East and Southeasterly lines of Lot 31 aforesaid,

all in Cook County, Illinois.

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UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

I, Kay Herbig

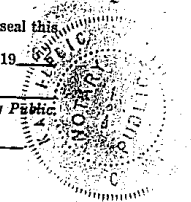
a Notary Public in and for said County, in the State aforesaid, do hereby certify that Martin Schaffner, Margaret T. Schaffner, Jerry Schaffner and Selma Schaffner

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 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 right of homestead.

GIVEN under my hand and notarial seal this day of A. D. 1982

Kay Herbig
Notary Public

My commission expires 10/15/83



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BOX
TRUST NO.

Beed in Trust

TO
NATIONAL BOULEVARD BANK
OF CHICAGO
TRUSTEE

Kenneth H. Richman
Princes, Schoenberg, Fisher
& Newman, Ltd.
222 South Riverside Plaza
Chicago, IL 60606

FORM 522

END OF RECORDED DOCUMENT