

Form 101 Rev. 11-71

The above space for recorder's use only

C2516 20F4

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, JEREMY D. MARGOLIS and WENDY MARGOLIS, his wife AND IRVING MARGOLIS and EDITH MARGOLIS, 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 43 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 23rd day of September 1985, and known as Trust Number 65490

the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 6 AND LOT 7 (EXCEPT THE SOUTH 17 FEET) IN BLOCK 2 IN T. J. GRADY'S 4TH GREEN URBAN ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County REAL ESTATE TRANSACTION TAX

TA 13-01-210-039 13-01-210-072

COMMORSE KNOWN AS 6240 N HALSTED CHICAGO ILL

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 execute, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or easements, to make any subdivision or part thereof and to establish said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 manage, 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 lease in fee simple or in fee tail, and upon any terms, for any period or periods of time, not exceeding in the case of any annual 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, lease, and to grant options to lease and options to purchase the whole or any part of the premises and to contract to purchase the amount of present or future profits in partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant, to sell or convey, or to charge of any kind, to release, convey or assign any right, title 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 the real estate 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 satisfaction of any purchase money, tax or other payment or discharge of 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 validity, 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 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 such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof in full force and effect, and (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver said deed, lease, mortgage or other instrument and (d) if the instrument 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 trust or the predecessor in trust.

This conveyance is made upon the express covenants and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, suit or action for anything in or done by or for their agents or attorneys in or about the title to 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 persons or property happening in or about said real estate, and all such liabilities 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 to far as the trust property and funds in its actual possession or the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever 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 various 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, legal or equitable, in or to said real estate as such but only an interest in certain 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 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 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 this case made and provided.

And the said grantors hereby expressly waive, defend and release, and all right or benefit under and by virtue of any and all covenants 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 27th day of September 1985.

Jeremy Margolis (SAL) Wendy Margolis (SAL) Irving Margolis (SAL) Edith Margolis (SAL)

STATE OF Illinois, I, Dorothea M. Witt, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Jeremy D. Margolis, and Wendy Margolis, Irving Margolis and Edith Margolis, HIS WIFE his wife

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they

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 Notary seal this 27th day of September A.D., 1985. Dorothea M. Witt Notary Public

My commission expires JUNO 22, 1986

American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

See page 2 for additional Record and Return St.

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Document Number

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