

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ROBERT J. BEVANS and MARIA O. BEVANS, and SANDRA WAGNER and CLIFFORD WAGNER, his wife, an undivided 25% interest of the County of Cook her husband 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 23rd day of September 85, and known as Trust Number 65624,

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

Lot 8 in George Lill's Subdivision of Block 15 in Snow Estate Subdivision in the North West 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 3018 North Hoyne Avenue, Chicago, Illinois 60618

P. I. # 14-30-111-039



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 30 '85
DEPT OF REVENUE
26.50

Cook County
REAL ESTATE TRANSACTION TAX
26.50

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 substitute said real estate or any part thereof, to dedicate paths, streets, highways or alleys to locate any subdivision or part thereof, and to resubdivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, in whole or in part, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successors or successors in trust, the title, estate, power and authority vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, or to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding 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 and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, in contract to sell, lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract expiring the amount of present or future rentals in possession or to exchange said real estate, or any part thereof, for other real or personal property, to acquire interests or charges 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 with the same 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 uses 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 obligated in any way to the application of any purchase money, part or money advanced or advanced on said real estate, or be obligated 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 any successor in trust, or be obliged 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 holder of a title or deed) relying upon or claiming under any such mortgage, lease or other instrument, for 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 mortgage 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, if any, and binding upon all beneficiaries thereunder, and that said Trustee or any successor in trust, was duly authorized and empowered in present and future to execute such deed, trust deed, lease, mortgage or other instrument and that if the counterparty 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 covenants is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or assigns in trust shall incur any personal liability or be subjected in 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 trust or said Trust Agreement or any amendments thereof, or for injury or damage of property happening in or about said real estate or any and all liabilities hereto, hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate or any part thereof in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or of the director 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 as 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, rents and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby assigned to be personal property, and no beneficiary hereunder shall have any life or interest, legal or equitable, in or to said real estate as such, but only an interest in the 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 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 heretofore registered, the Register of Titles is hereby directed not to register 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 and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor, ROBERT J. BEVANS and MARIA O. BEVANS, heretofore and THEIR and

SANDRA WAGNER and CLIFFORD WAGNER, (by) of 16714 OCTOBER, 1985

ROBERT J. BEVANS (REAL)
SANDRA WAGNER (REAL)
MARIA O. BEVANS (REAL)
CLIFFORD WAGNER (REAL)

STATE OF Illinois } EDWARD S. ZIPSKY, a Notary Public in and for said
County of Cook } County, in the State aforesaid, do hereby certify that ROBERT J. BEVANS and
MARIA O. BEVANS, his wife, an undivided 25% interest; SANDRA WAGNER
and CLIFFORD WAGNER, an undivided 25% interest

personally known to me to be the same person S whose names S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have 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 the right of homestead.

GIVEN under my hand and seal this 27 day of OCTOBER, 1985.

My commission expires 12-16-87

American National Bank and Trust Company of Chicago
Box 221

3018 North Hoyne Avenue
Chicago, Illinois 60618
For information only insert street address of above described property.

FRANCIS J. ZEMANY, JR.
334 W. ADAMS STREET 157
CHICAGO, ILLINOIS 60601

Send TO

85261824

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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