

40405402
1873

Tax #
14-28-318-
064-1061
Dm

86518665

This space for affixing Riders

1986

Document Number

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Thomas W. Rissman and Amy K. Rissman, his wife of the County of Lake 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 15th day of October 19 86, and known as Trust Number 100414-08

the following described real estate in the County of Cook and State of Illinois, to wit: Unit No. 901 as delineated on survey of the following described parcel of Real Estate (hereinafter referred to as "parcel"):

Lots 13, 14, 15 and 16 in Subdivision of Block 3 of Out Lot "A" of Wrightwood, being a Subdivision of the Southwest 1/4 of Section 28 Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1886 as Document 773976 in Book 24 of Plats, Page 31 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for the 2626 Lakeview Condominium Association made by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 4, 1967 and known as Trust No. 25000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23671679 together with an undivided .239 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).

subject only to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the year 1985 and subsequent years; (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium; and to

no interest in or upon or payment dependent upon any real estate, 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 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 in common, (c) 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 (d) if the conveyance is made to a successor 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 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, 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 of a 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 direction 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 earnings, avails 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 in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not to issue 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 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S. aforesaid have hereunto set their hand S. and

seal this 30th day of October 19 86.

Thomas W. Rissman (SEAL) Amy K. Rissman (SEAL)

STATE OF Illinois, I, FAITH A. GREENE, a Notary Public in and for said County of Cook, County, in the State aforesaid, do hereby certify that Thomas W. Rissman and Amy K. Rissman, his wife

personally known to me to be the same person, S. whose name, S. 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 the right of homestead.

GIVEN under my hand and seal this 31 day of OCTOBER A.D., 19 86 Faith A. Greene Notary Public

My commission expires 8/20/88

American National Bank and Trust Company of Chicago Box 221

2626 N. Lakeview, Unit 901, Chicago, IL For information only insert street address of above described property.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.25
T#4444 TRAN 0003 11/05/86 10:23:00
#0144 # 135-528665
COOK COUNTY RECORDER

-86-518665

86518665

12⁰⁰ MAIL

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV-3-86
52.50
RR. 10670

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
OCT-30-86
525.00
PB. 11187

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV-3-86
52.50
PB. 11187