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THIS INDENTURE, made this 23rd day of October, 19 86, between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the State of America, as Trustee under the provisions of a deed of trusts, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 5th day of July, 1973 and known as Trust Number 11-2939, party of the first part, and WESTERN NATIONAL BANK OF CICERO, as Trustee under the provisions of a Trust Agreement dated March 20, 1979, and known as Trust No. 7386, 5801 W. Cermak Road, Cicero, Illinois 60650, party of the second part, in consideration of the sum of TEN and NO/100 DOLLARS and other good and valuable considerations in hand paid, does hereby convey and quit claim unto party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lots 94 and 95 in Block 1 in Crandall's Boulevard Addition being a Subdivision of the West half of the South East quarter of the South West quarter of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 4456 W. Irving Park Road, Chicago, Il.  
P.I.N. #13-15-319-073-0000.

SUBJECT TO: Covenants and restrictions of record; real estate taxes for the year 1986 and subsequent years.

11.00

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Trusts and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling SUBJECT, HOWEVER, to the terms of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party wall, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto placed, and has caused its name to be signed to these presents by its Assistant Cashier and attested by its Assistant Vice President, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee as foresaid

By [Signature] LAND TRUST OFFICER  
VICE PRESIDENT & TRUST OFFICER  
Attest [Signature] ASST. VICE PRESIDENT  
ASSISTANT CASHIER

STATE OF ILLINOIS }  
COUNTY OF COOK } SS I, Julie Giammarese, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Dorothy Denning, Land Trust Officer, Michael Benteover, Assistant Vice President,

Assistant Cashier of said Bank, personally known to me to be the same persons who subscribed to the foregoing instrument as such Vice President and Assistant Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank, affixed the said corporate seal to said instrument as said Assistant Cashier's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of November, 19 86

[Signature]  
Notary Public

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE DEPT. OF REVENUE  
NOV 15 1986  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE DEPT. OF REVENUE  
NOV 15 1986  
Document Number  
86530948  
Cook County

DELIVERY INSTRUCTIONS  
NAME  
STREET  
CITY  
RECORDERS OFFICE BOX NUMBER

ARTHUR J. SABIN, P.C.  
ATTORNEY AT LAW  
315 SOUTH PLYMOUTH COURT  
CHICAGO, ILLINOIS 60604

OR  
3-133

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

4456 W. Irving Park Road  
Chicago, Illinois

This Instrument Was Prepared By  
DOROTHY DENNING  
Land Trust Officer  
Albany Bank & Trust Company N.A.  
1400 W. Lawrence Avenue  
Chicago, Illinois 60626

# UNOFFICIAL COPY

86530948

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or 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, to contract to make leases 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 manner of fixing the amount of present or future rentals, to partition or to exchange said property, 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 or easement appurtenant to said premises or any part thereof, and to deal with said property 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 difference from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 the instrument 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (2) 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.

The interest of each and every beneficiary hereunder 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 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 in such, but only an interest in the earnings, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to not 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.