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THIS INDENTURE WITNESSETH, THAT THE GRANTORS, FRANCISCO LANDAVERDE and GUADALUPE LANDAVERDE, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten 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 3rd day of November 1986, and known as Trust Number 100471-08 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 24 in Block 2 in Summerdale Park, a subdivision of the South 1/2 of the Northeast 1/4 of Section 7, Township 40 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

SUBJECT TO general taxes for the year 1986 and subsequent years, covenants, conditions, easements and restrictions of record

P.I.N# 14-07-206-007-0000

Address of Real Estate: 5439 North Ravenswood, Chicago, Illinois

THIS INSTRUMENT PREPARED BY: Burton S. Grossman, 2906 W. Peterson, Chicago, Illinois 60659

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 invest, manage, protect and subdivide said real estate or any part thereof, to dedicate streets, highways or alleys to create any subdivision or part thereof, and to repurchase said real estate as often as desired, to contract to sell or 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 purchaser or successors in trust and to grant to such purchaser or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to create, to alter, 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, to lease to commence in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of ten 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 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 respecting the manner of fixing 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 or connected with 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 to be satisfied in respect to 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 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 claiming the benefit of said deed, mortgage, lease or other instrument, and every such conveyance, lease or other instrument, as 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 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 thereto. If any such funding agent or beneficiary hereunder, or any Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed, 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 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 Indenture, 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 or as 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 its 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 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 division thereof being to be 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 file any 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 and release any and all right of 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 grantors aforesaid have hereunto set their hands and seal this 7th day of November 1986.
 FRANCISCO LANDAVERDE (SEAL) GUADALUPE LANDAVERDE (SEAL)

STATE OF Illinois, I, Burton S. Grossman, a Notary Public in and for said County of Cook, do hereby certify that Francisco Landaverde and Guadalupe Landaverde, 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 notarial seal this 7th day of November A.D., 1986.
 Burton S. Grossman Notary Public

My commission expires Aug. 5, 1987

American National Bank and Trust Company of Chicago
 Box 221

5439 N. Ravenswood Ave.,
 Chicago, IL 60640
 For information only insert street address of above described property.

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#4444 TRAN 0190 11/13/86 10:08:00
#4578 # ID *86-536543
COOK COUNTY RECORDER

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