

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JEWEL BONNER, a married woman, 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 S. and Warrant S. 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 27th day of August 1987, and known as Trust Number 103376-08,

the following described real estate in the County of Cook and State of Illinois, to wit: Lot thirty-six (36) in John R. McCabes sub-division of Block Twenty (20) in George E. Streets Subdivision of the West one-half (1/2) of the South East quarter (1/4) of Section Seventeen (17) and the North Twenty (20) acres of the North West quarter (1/4) of the North East quarter (1/4) of Section Twenty (20), all in Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, Commonly known as 1050 W. 112th St., Chicago, IL 60643 Permanent Index No. 25-20-207-020

87473126

ACO  
sm

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 in, pro, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to vacate any subdivisions or part thereof, to reassemble said real estate as often as desired, in contrast to sell, to grant options to purchase, to sell in any terms, to convey either with or without consideration, in convey said real estate or any part thereof to a successor or successors in trust and to grant, in such succession or successions in trust all of the (1) a, said, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease 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, or leave to commence in possession or in future, and upon any term, and for any period or periods of time, but 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 contrast to make, lease, or any part thereof, in grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of filing 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 a mortgage or charge of any kind, to release, convey or assign any right, title or interest in or about or incident 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 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 in whom said real estate or any part thereof shall be conveyed, mortgaged, or 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 assigned 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 mortgage, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, (b) that such mortgage or other instrument was executed in accordance with the trust, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor in trust, that such successor or successor 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 conveyance is made upon the express understandings and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successor in trust shall incur any personal liability or be subjected in any claim, demand, 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 said Trust Agreement or any amendment thereto, or for injury in 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 trustee, as Trustee of its estate (trust and not individually) (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only in 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing or record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them as 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 declared to be personal property, and 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 Registrar of Titles is hereby directed not to register or note in the certificate of title no 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 and does 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 aforesaid has hereunto set her hand and seal this 27th day of August 1987. JEWEL BONNER (SEAL)

STATE OF ILLINOIS } Pauline Piel, a Notary Public in and for said County of COOK } County, in the State aforesaid, do hereby certify that JEWEL BONNER, a married woman

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th day of August A.D. 1987

My commission expires Feb. 5, 1988 Prepared by: DAVID A. GOLDMAN, Attorney 746 N. LaSalle St. Chicago, IL 60610

State Transfer Tax Act Sec. 4 Par. 5 & Cook County Ord. 96104 Par. 5 Sign. Date 3/27/87

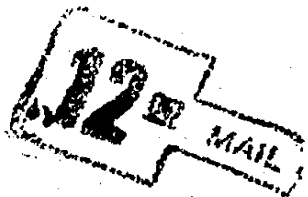


UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.  
T#1111 TRAN 8740 08/27/87 10:20:00  
#3871 # A \* 87-473126  
COOK COUNTY RECORDER

87473126



87473126