

This space for affixing Rights and Revenue Stamps

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,S, JERRY A. RIEDINGER and CRISTA J. RIEDINGER, 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 24 day of August 1987, and known as Trust Number 10333-309 the following described real estate in the County of Cook and State of Illinois, to wit:

established pursuant to the Declaration of Condominium.

see LEGAL DESCRIPTION attached hereto. PIN # 17-17-236-013-1079 Qm. SUBJECT TO: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 1986 and subsequent years and installments due after the date of closing assessments.

TO HAVE AND TO HOLD the said real estate with the improvements, 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 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 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 real estate 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, in or by amendment thereto, to mortgage, pledge and otherwise encumber said real estate, or any part thereof, and to grant options to issue and options to renew leases and options to purchase the whole or any part of the real estate and to contract respecting the same or of being the amount of present or future rentals in 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 easement 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 might 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 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 permitted 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 this State) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof this 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 title, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries hereunder; (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 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.

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 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 deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all such liability has 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 option 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 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, profits 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, profits 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 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, S, hereby expressly waives and releases any and all right or benefit under and by virtue of any one or all articles of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid has hereunto set their hand, S, and seal, this 3rd day of September, 1987.

[Signatures of Jerry A. Riedinger and Christa J. Riedinger] (SEAL) (SEAL)

STATE OF Illinois, MARK C. HAMMOND, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Jerry A. Riedinger and Christa J. Riedinger

personally known to me to be the same person, S, whose name S are 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 3rd day of September, A.D., 1987.

Notary Public Seal for Mark C. Hammond, Notary Public, State of Illinois, My Commission Expires 08/27/90

[Signature of Mark C. Hammond] Notary Public

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Cook County  
REAL ESTATE TRANSACTION TAX  
375873  
1987  
66.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
1582  
1987

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Permanent Index No. 17-17-236-013-~~1079~~<sup>1079</sup>

Unit No. N-7A in the Sangamon Loft Condominium as delineated on a survey of the following described real estate:

Lot 10 (except the south 48.7 feet thereof) and all of lots 11, 12, 13 and 14 in Block 23 in Duncan's Addition to Chicago in the East 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document no 26972717 together with its undivided percentage interest in the common elements.

-87-492538



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COOK COUNTY RECORDER

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PROPERTY

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