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THE GRANTOR

ILLINOIS VENTURES, INC.

87661054

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to AMERICAN NATIONAL BANK and TRUST COMPANY of CHICAGO, a National Banking Association whose address is 33 North LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of NOVEMBER, 1987 and known as Trust Number 104122-03 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: Lots 1 & 2 in Block 1 in Arthur T. McIntosh's Centralwood addition to Evanston being a subdivision of part of fractional Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: A 30 foot strip East of and adjoining Lot 1 in Block 1 in Arthur T. McIntosh's Centralwood addition to Evanston, vacated by ordinance passed by the City Council of City of Evanston on June 1, 1943 and recorded June 10, 1943 as Document Number 13089363, in fractional Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. HEREIN AFTER CALLED "THE PREMISES."

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1986 and subsequent years.

PERMANENT INDEX NUMBERS: 10-11-201-026 & 10-11-201-027

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, of any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 198 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 different 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 this 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

5/16/683 /w /85

DEC 1 1987 Real Estate Transfer Tax \$2,000 CITY OF EVANSTON  
DEC 14 1987 Real Estate Transfer Tax \$500.00 CITY OF EVANSTON

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX  
Cook County REAL ESTATE TRANSACTION TAX REC. REV. ST. P.M.I.  
REVENUE STAMP DEC-87 \$250.00  
P.O. 1423

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including the registrar of titles of said county

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 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 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 (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 successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 the Deed or 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 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 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 or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," 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 any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused his name to be signed to these presents by its President, and attested by its Assistant Secretary, this 27th day of November, 1987.

IMPRESS  
CORPORATE SEAL

HERE

ILLINOIS VENTURES, INC.  
(Name of corporation)  
BY: [Signature] PRESIDENT  
ATTEST: [Signature] ASSISTANT SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES D. TERRA personally known to me to be the President of the

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IMPRESS  
NOTARIAL SEAL  
HERE

ILLINOIS VENTURES, INC., a Delaware corporation, and LAURA INGLES personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of December, 1987.

Commission expires December 3, 1988.

Joelna Larky, Jr  
NOTARY PUBLIC

This instrument was prepared by JOHN A. LOOBY, Attorney at Law, 1609 Sherman Ave., Suite 300, Evanston, Illinois 60201

MAIL TO:

John Baybs  
(name)  
4711 Golf Rd  
(address)  
Skokie, IL 60076  
(city, state and zip)

ADDRESS OF PROPERTY:

2920-28 Central Street  
Evanston, Illinois 60201

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR

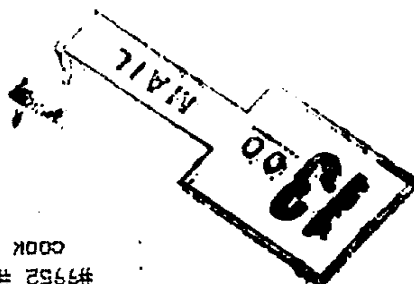
RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(name)

\_\_\_\_\_  
(address)

87661054

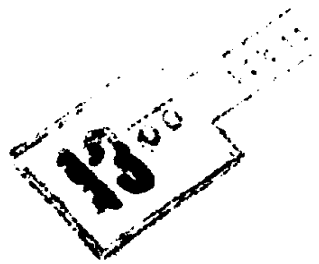


DEPT-01 RECORDING \$13.25  
1#1111 TRAN 8928 12/15/87 15:47:00  
#9952 # 2 \* 87-661054  
COOK COUNTY RECORDER

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