

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, WILLIE LA VOME ROBINSON, of the County of Cook and State of Illinois a spinster, 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 Warrants...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 23rd day of January 1987, and known as Trust Number 101192-0A the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO BACK of Document.

Tax No. 14-16-304-039-1978

This deed prepared by: SIDNEY S. SCHILLER, 100 W. Monroe St., Chicago, IL 60603

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 manage, protect and substitute said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to relinquish said real estate as often as desired, in contrast to sell, in 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, to donate, to dedicate, 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, by lease in common or in severalty or in fee simple, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 conditions 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 premises and to contract regarding the manner of filing 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 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, 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 hereafter or otherwise received on said real estate, or be obliged to see to the terms of this trust have been recorded with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be held liable or obligated in respect to 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 title or interest in said real estate, or any part thereof, and in relation to said real estate, 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 all amendments thereof, if any, and binding upon all beneficiaries (hereinafter, "the beneficiaries") 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 that if the conveyance is made in a successful manner in trust, that such conveyance or instrument in trust have been properly executed 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 condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or assigns 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 trust, said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, 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 Trust 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 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 of 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 accruing 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 in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, WILLIE LA VOME ROBINSON, hereunto set her hand and seal, this 17th day of February, 1987.

STATE OF Illinois, SIDNEY S. SCHILLER, a Notary Public In and for said County of Cook, County, in the State aforesaid, do hereby certify that WILLIE LA VOME ROBINSON, a spinster

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 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. WITKN (under my hand and seal) seal this 17th day of February, A.D., 1987. My commission expires May 6, 1987.

EXEMPT under provisions of Paragraph the Real Estate Tax Transfer Agent: Section 4 of

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UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit No. 10F, as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Development Parcel"): Lots 7, 8, 9 and 10 in County Clerk's Division of Lot 12 and 13 and Lot 25 (except the West 550 feet thereof) together with accretion thereto in Simons and Gordon's Addition to Chicago, a Subdivision of Lots 10 and 19 and vacated streets between in School Trustees Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also the West 100 feet of Lot 13 in Simon and Gordon's Addition to Chicago, said Addition being a Subdivision of Lot 10 and Lot 19 and vacated street between same in School Trustee's Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to Declaration made by La Salle National Bank, as Trustee, under Trust No. 43031, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22414417; together with an undivided .3615% interest in said Development Parcel (excepting from said Development Parcel (1) the property and space comprising all the Units defined and set forth in said Declaration and Survey).

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. COOK COUNTY RECORDER

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