

UNOFFICIAL COPY

FORM 3632

The above space for recorders use only

87243411

THIS INDENTURE, made this 23rd day of April, 1987, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of September, 1983, and known as Trust Number 59315 party of the first part, and Boulevard Bank National Association, under Trust Agreement dated 2/12/87 and known as Trust No. 8491 as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of September, 1983, and known as Trust Number 59315, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100s (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Please see attached legal description.

Common Property Address: 2305M South Stewart Avenue, Chicago, IL 60616

Note: The underlying land permanent index numbers are 17-28-212-078

COOK CO. NO. 916 164245



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAY-4'87 DEPT. OF REVENUE 40.25

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE MAY-4'87 402.50

REAL ESTATE TRANSACTION TAX REVENUE STAMP MAY-4'87 40.25

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and herein and in said Trust Agreement set forth.

THE TERMS CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid pursuant to direction and in the exercise of power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of the Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid and not personally,

By [Signature] VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS } SS. COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said national banking association caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

This instrument prepared by:

American National Bank and Trust Company, 33 North La Salle Street, Kula Davidson Chicago, 60690. OFFICIAL SEAL Given under my hand and Notary Seal. Notary Public, State of Illinois My Commission Expires 12/31/90

Date APR 29 1987 Notary Public [Signature]

DELIVERY NAME: Randall C. Romei Ashcraft & Ashcraft, Ltd. STREET: 200 E. Randolph Dr., #7750 CITY: Chicago, IL 60601

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2305M South Stewart Ave. Chicago, Illinois 60616

Document Number

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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 parks, streets, highways or alleys, to vacate 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, 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 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 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, 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 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 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 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 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder; (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.

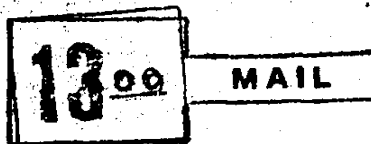
This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this 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 Grantee 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

DEPT-91 RECORDING  
114449 TRAN 1372 08/06/87 11:17:00  
#3442 # ID 12-12-87  
COOK COUNTY RECORDER

87243411



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## LEGAL DESCRIPTION FOR DEED

Unit 2305-2M in Oriental Terraces Condominium No. 2305-2 as delineated on a survey of the following described real estate: Lot 32 in Allen C.L. Lee's subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded the 14th day of January, 1986, as Document No. 86-018284 together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 27506504, and as amended by amendment recorded October 23, 1985 as Document No 85-250027 which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

1. In the case of the above described property, the Commission on the part of the Cook County Board of Supervisors, has determined that the same is subject to a special assessment under the provisions of Article VII of the Constitution of the State of Illinois, and that the same is to be assessed on the basis of its value for taxation purposes. The Commission has determined that the same is to be assessed on the basis of its value for taxation purposes, and that the same is to be assessed on the basis of its value for taxation purposes.

2. The Commission has determined that the same is to be assessed on the basis of its value for taxation purposes, and that the same is to be assessed on the basis of its value for taxation purposes. The Commission has determined that the same is to be assessed on the basis of its value for taxation purposes, and that the same is to be assessed on the basis of its value for taxation purposes.

3. This Board is authorized to issue the necessary orders and resolutions to carry out the provisions of this Act, and to cause the same to be recorded in the Public Land Office, and to cause the same to be recorded in the Public Land Office.

4. Subject to the provisions of this Act, the Board is authorized to issue the necessary orders and resolutions to carry out the provisions of this Act, and to cause the same to be recorded in the Public Land Office, and to cause the same to be recorded in the Public Land Office. The Board is authorized to issue the necessary orders and resolutions to carry out the provisions of this Act, and to cause the same to be recorded in the Public Land Office, and to cause the same to be recorded in the Public Land Office.

11-11-33

Property of Cook County Clerk's Office