

87305480

Form 191 Rev. 11-71

The above space for recorder's use only

9645

87305480

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **Stella Bowden Evans**, married to **Morris Evans** 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 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 **20th** day of **May** **1987**, and known as Trust Number **102585-07** the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

Lot 8 in Block 2 in Staple's Subdivision of the South 1/2 of the North East 1/2 of the South West 1/4 of the North East 1/4 of Section 29, Township 38 North, Range 24 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: **20-29-218-044** *A E O Sm*
 Commonly known as: **7348 South Carpenter, Chicago, Illinois**

2025



Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE
 SURTAX JUN-1987
 \$ 26.50

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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to said subdivision or part thereof, and to establish said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, in whole or in part, to convey either with or without consideration, to convey said real estate or any part thereof in a succession or successions in trust and to grant to such successor or successors in trust all of the 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, by lease to commence in present or in future, 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 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 premises and to contract respecting the amount of present or future rentals, in position or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements, 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 in all 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 in real 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 and 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 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 to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or fail 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, jointly and severally, assumed. 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 holdingly (and) the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only to the extent of 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 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 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 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 ha. hereunto set my hand and seal this 29th day of May 1987.

Stella Bowden Evans
 [SEAL] [SEAL]

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Stella Bowden Evans, married to Morris E. Evans

personally known to me to be the same person whose name is she 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 29th day of MAY A.D., 1987

"OFFICIAL SEAL"
 KELLY L. GUNDERSON
 My Commission Expires 7/1/91

Kelly L. Gunderson
 Notary Public

This document was prepared by **Ronald S. Samuels**
 American National Bank and Trust Company of Chicago
 Box 221
 123 West Madison, Chicago, Illinois

7348 South Carpenter, Chicago, Illinois
 For information only insert street address of above described property.

RECORDED
 CHICAGO
 2650

Document Number

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
T#4444 TRAN 0072 06/05/87 10:05:00
#1624 # ID *--87--305480
COOK COUNTY RECORDER

-87-305480

87-305480

12.00
STAMP
WINDMILL
MADE IN THE U.S.A.
TO BE USED WITH THE STAMP