

511516151w 2 of 3

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, s, Walter J. Lawrence and Patricia G. Lawrence, his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of ONE HUNDRED and No/100----- Dollars (\$ 100.00), 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 4th day of July 19 87, and known as Trust Number 103008-04, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 38, 39 and 40 in Block 1 in Hanne's Subdivision of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. #'s: Lot 38 14-29-320-010 - 38
 Lot 39 14-29-320-009 - 39
 Lot 40 14-29-320-008 - 40

87388630

EWJ

Common Address: 2355 to 2439 North Janssen, Chicago, Illinois 60614

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 subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to utility or subdivision or part thereof, and to redivide 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 to 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, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any term and for any period or periods of time, not exceeding in the case of any lease the term of 100 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 lease or to grant options to lease and within to renew leases and options to purchase the whole or any part of the reversion and to contract transferring the amount of living 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 or convey, or charge 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 do 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, trust or money borrowed or advanced on said real estate, or be obliged to see to 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 receive 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 State, relying upon or claiming under any such mortgage, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument 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 mentioned in this Indenture and in said Trust Agreement or in all amendments thereof, 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 mortgagee 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, 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 Indenture, said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, and all such liability shall 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 authorized for such purposes, or in the name 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, profits and proceeds arising from the sale of 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 the earnings, profits and proceeds thereof as aforesaid, the intention 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 thereof, the words "in trust," or upon registration, 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 in execution of judgments.

In Witness Whereof, the grantor, s, aforesaid have, hereunto set their hands and seals, this 10th day of July, 1987.
 [SEAL] Walter J. Lawrence [SEAL]
 [SEAL] Patricia G. Lawrence [SEAL]

STATE OF Illinois) I, Joseph Kent Kerr, a Notary Public in and for said
 County of Cook) County, in the State aforesaid, do hereby certify that Walter J. Lawrence
 and Patricia G. Lawrence, his wife

personally known to me to be the same person s whose names 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 Notary seal this 10th day of July, A.D., 1987.
 Joseph Kent Kerr
 Notary Public

My commission expires June 20, 1988

This transaction exempt from the provisions of Real Estate Transfer Act pursuant to section 1004 § 4(e).
 J. Kent Kerr Attorney for Grantor 7/10/87
 This space for affixing filers and Revenue Stamp

Document Number

main to 1
 American National Bank and Trust Company of Chicago
 Box 221

For information only insert street address of above described property.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-91 RECORDING \$12.90
T#1111 TRAN 9260 07/14/87 14:45:00
#3031 # A *—87—388630
COOK COUNTY RECORDER



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