

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Irwin Polls and Jill Lawrence Polls, his wife of the County of Cook and State of Illinois, 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 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 20th day of September 1988, and known as Trust Number 106438-07, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 27 and the South 7.27 feet of Lot 28 in Block 2 in Oliver Salinger and Company's Fifth Kimball Boulevard Addition to North Edgewater, being a subdivision of that part of the East half of the West half of that part of the West half of the West half of the North East Fractional quarter South of the Indian Boundary line of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of a line drawn from a point 643.43 feet North of the South West corner of above described tract as measured on the West line thereof to a point 642.97 feet North of the South East corner of said tract measured on the East line thereof, in Cook County, Illinois.

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 1987 and subsequent years, if any, 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 parks, streets, highways or alleys to vacate any subdivision or part thereof, and to sell, lease, mortgage, convey, or otherwise dispose of 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, to lease, to otherwise encumber said real estate, or any part thereof, to lease, to sell, to convey, to otherwise dispose of said real estate, to execute, to assign, to release, to execute, to release, to convey or assign any estate, 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 should 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, be 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 it 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 of any successor in trust, in relation to said real estate or any part thereof, 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 holder of title of said real estate, relying upon or claiming under any such conveyance, lease or other instrument, 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, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this instrument and in said Trust Agreement, or in all amendments thereto, if any, and binding upon all beneficiaries, the holder of title of the real estate, 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 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 predecessors 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 assigns in trust shall incur any personal liability or be subjected in 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 Trust Agreement or any amendment thereto, or for injury to persons 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 then 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 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, assets 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 or any part thereof, or at the decease of the Trustee, or its own death, or at the death of any beneficiary, the interest hereof being 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 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 state made and provided.

And the said grantor hereby expressly waives and releases any and all right to 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 IRWIN POLLS and JILL LAWRENCE POLLS hereunto set their hands and

this 20th day of September 1988. IRWIN POLLS (SEAL) JILL LAWRENCE POLLS (SEAL)

STATE OF Illinois, MARY ALICE FLAVIN, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Irwin Polls and Jill Lawrence Polls, his wife,

personally known to me to be the same person, whose name is here 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 20th day of September, A.D., 1988. MARY ALICE FLAVIN, Notary Public, State of Illinois, My Commission Expires 11/10/91

Please mail to: American National Bank and Trust Company of Chicago Box 221

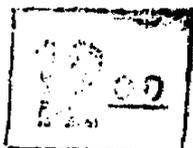
6049 N. Bernard Chicago, IL 60659 For information only insert street address of above described property. PIN: 13-02-216-035

COOK COUNTY, ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 77.75 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 57.75 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 9.92

UNOFFICIAL COPY

88151486

Property of Cook County Clerk's Office



DEPT-01 RECORDING \$12.00
T02222 TRAM 0297 09/30/88 15:41:00
#7338 + B *-88-451486
COOK COUNTY RECORDER

88451486

Prepared by: Fortes, Sharp, Herbst & Kravets, Ltd.
333 W. Wacker Drive, Suite 500
Chicago, IL 60606