

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ANGEL L. MERCADO AND RUTH R. MERCADO 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 1 day of February 19 88, and known as Trust Number 104675-04, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 19 IN BLOCK 7 IN RESUBDIVISION OF BLOCKS 5, 6, 7, and 8 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 16-01-228-1-1
2434 W. Division

88495115

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, change, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create 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 powers, estate, powers and authorities vested in said Trustee, in trustee, 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 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 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 regarding the manner of filing 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 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 to the terms 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 beneficiary under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 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.

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 agent 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 beneficiary under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 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 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 life 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 to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or issue to 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 of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid he, hereunto set _____ hand, _____ and

seal this 1st day of February 19 88
 (SEAL) *Angel L. Mercado* (SEAL) *Ruth R. Mercado*
 (SEAL) *Angel L. Mercado* (SEAL) *Ruth R. Mercado*

STATE OF ILLINOIS } *Cecilio Berrios, Jr.*, a Notary Public in and for said
 County of COOK } County, in the State aforesaid, do hereby certify that ANGEL L. MERCADO AND
 RUTH R. MERCADO, his wife

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 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 seal this 1st day of February A.D., 19 88

Cecilio Berrios, Jr.
 Notary Public

My commission expires January, 1990

American National Bank and Trust Company of Chicago
 Box 220

2434 W. Division

For information only insert street address of above described property.

This space for affixing Rider and Revenue Stamp

I HEREBY CERTIFY THAT THE ABOVE DEED IS A TRANSFER OF REAL ESTATE IN COOK COUNTY, ILLINOIS, AND IS SUBJECT TO THE PROVISIONS OF PARAGRAPH 5, SECTION 4, REAL ESTATE TRANSFER TAX ACT, 200.1-256 OF THE ILLINOIS COMPILATION OF STATUTES.

Document Number

DATE 10-05-88 BUYER, SELLER OR REPRESENTATIVE

except under provisions of paragraph 5, section 4, Real Estate Transfer Tax Act.

Land Title CO L-404564-04

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF C O O K } SS

I, BEVERLY J. CARLSON, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Angel L. Mercado and Ruth R. Mercado, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 seal this 18th day of October, A.D., 1988.

Beverly J. Carlson
Notary Public

My commission expires June 5, 1989.

88495115

MAIL TO →

Mail To

Robert D. Gordon
Suite 1440

127 North Dearborn St.
Chicago, Ill. 60602

SEP-01

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TH 1440 TRAN 3203 10/27/88 13:33:00

#7195 # D *--88-495115

COOK COUNTY RECORDER

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