

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR(S) MBC VENTURE, a general partnership, by Albert F. Moore, partner

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 other good and valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrants unto BOULEVARD BANK NATIONAL ASSOCIATION, 400-410 North Michigan Avenue, Chicago, Illinois 60611, a National Banking Association, not personally but as Trustee under the terms provisions of a certain Trust Agreement dated the 4th day of November, 1988, and known as Trust Number 8872, the following described real property, situated in the County of Cook, State of Illinois, to wit:

Lot 1 in Block 11 in Frederick H. Bartlett's Harlem Avenue Acres, a Subdivision of the North 45 acres of the South 50 acres of the Northwest 1/4 of Section 1, Township 37 North, Range 12, East of the Third Principal Meridian, (except the West 17 feet taken for railroad), in Cook County, Illinois.

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph 5, Section 4, Article 13 of the Illinois Constitution

SUBJECT TO: 12-10-88 Walter J. White, Jr. Seller
7401 155 West 96th St and 96th-402 S. Oak, Bridgeview, Ill

23-0-211-004; 23-01-211-005; 23-01-211-006

Permanent Real Estate Index Number(s):

TO HAVE AND TO HOLD the said real property with the appurtenances, upon the trusts, and for the uses and purposes set forth in said Trust Agreement and for the uses and purposes set forth on the reverse side hereof, which uses and purposes are specifically incorporated herein by reference and made a part hereof.

And the said Grantor(s) hereby specifically waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes or the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s) aforesaid have(s) hereunto set his/their hand(s) and seal(s) this 15th day of November, 1988

Albert F. Moore
ALBERT F. MOORE

STATE OF Illinois)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MBC VENTURE, a general partnership, by Albert F. Moore, partner personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth including the release and waiver of right of homestead.

GIVEN under my hand and Notarial Seal this 17 day of 202 A.D., 1988

Walter J. White
NOTARY PUBLIC

My Commission Expires: 3/19/89

This Instrument Was Prepared By:
William J. White
7667 W. 95th St.
Hickory Hills, IL 60457

AFTER RECORDING MAIL THIS DEED TO:
BOULEVARD BANK NATIONAL ASSOCIATION
ATTENTION: ALEX J. BERESOFF
400 North Michigan Avenue, 2nd Fl.
Chicago, Illinois 60611

88532666

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real property as often as desired, to contract to sell, to grant options to purchase, to sell in any terms, to convey either with or without consideration, to convey said real property 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 property, or any part thereof, to lease said real property or any part thereof, from time to time, in possession or reversion, by lease 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 lease 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 or 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 property, 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 property or any part thereof, and to deal with said real property 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 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 to 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 Boulevard Bank National Association, 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 property 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 property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only be in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Boulevard Bank National Association the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property 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.

Return to

BOULEVARD BANK NATIONAL ASSOCIATION
400-410 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

88532666

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Elmo G. Goldsmith
180 N. La Salle
Suite 2525
Chicago, 211 60601



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