

04858

DEED IN TRUST

UNOFFICIAL COPY

88535170

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, GEORGE ROBY & DOMITILIA ROBY (HIS WIFE AS JOINT TENANTS) of the County of COOK and State of ILLINOIS, for and in consideration of the sum of Ten & 00/100 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 4th day of May 19 88, and known as Trust Number 105324-06 the following described real estate in the County of COOK and State of Illinois, to wit:

Lot One (1) in Kempston's Resubdivision of Lot Twenty Seven (27) (except the East 200 Feet thereof) in School Trustee's Subdivision of the North part of Section Sixteen (16), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian in Cook County, Illinois (Except part taken for street and alley); also known as The West One Hundred Five (105) feet of Lot Twenty Seven (27) (Except the North 8 feet taken for alley) in School Trustees' Subdivision of the North part of Section Sixteen (16), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian (Except Streets) in Cook County, Illinois

No Prorations of any Real Estate Taxes 16-16-208-037

Report by C. C. ... Bulletin St. Chgo. 8/1/88

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust, 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 any subdivision or part thereof, and to reestablish said real estate as often as desired, to contract to sell to grant options to purchase or sell on any terms to convey either with or without reservations, 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 same estate, powers and authorities vested in said Trustee to dedicate to mortgage, lease or otherwise encumber said real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 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 in contract to make, 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 respecting the means of fixing 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 to take shall and parts 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 obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obligated to see that the terms of this deed and the Trust Agreement are complied with or be obligated to inquire into the authority, necessity or expediency of any act of said Trustee, or be obligated 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 claiming under the Register of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument, as 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, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement, or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, so that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such 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 the, 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 executor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, decree or order for anything in or done by it or their agents or attorneys in or about the said real estate or under the provisions of this Deed and Trust Agreement or any amendment thereto, or for losses in 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 existing in or about the said real estate may be enforced by the Trustee in connection with the performance of their duties as Trustee under said Trust Agreement or their attorneys 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 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 whom-ever 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, in 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 as such, but only an interest in earnings, assets 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 Register 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 any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for recission of contracts from sale on execution or otherwise

In Witness Whereof, the grantor, S. aforesaid have hereunto set their hand and seal, this 11th day of November 19 88

George Roby & Domitilia Roby

STATE OF Illinois, County of Cook, Albert Weinberg, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that George Roby & Domitilia Roby (His Wife As Joint Tenants)

personally known to me to be the same person, S. whose name are they 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 notarial seal this 17th day of November A.D. 19 88

Albert Weinberg, Notary Public

My commission expires April 5, 1990

American National Bank and Trust Company of Chicago, Box 721, 430

4144-00 W. ... For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number 88535170

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
RECORDS & CLERK
375.00

Cook County
REAL ESTATE TRANSACTION TAX
25.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
25.00

72.00

DEPT-01 RECORDING \$12.00
T#2222 TRAN 5571 11/18/23 16:30:00
#9076 # B *-88-535470
COOK COUNTY RECORDER

88535470