

(BUILDING)

685
C-75545

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **SUSAN DONY**, divorced and not since remarried of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TWO HUNDRED AND TWENTY FIVE THOUSAND** Dollars (\$ **225,000.00**), 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 **29th** day of **JUNE** **1988**, and known as Trust Number **106636-07**, the following described real estate in the County of **COOK** and State of **Illinois**, to wit:

LOT 226 IN RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: **4128 No. Lincoln Ave. Chicago, Il.**
 Permanent tax number: **14-18-321-054**

DEPT-01 RECORDING \$12.25
 T22222 TRAN 5496 11/21/88 14:03:00
 49351 B 2-88-536980
 COOK COUNTY RECORDER

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 lease, 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 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 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, to lease said real estate, or any part thereof, from time to time, in connection or otherwise by leases to commence in prospect of an option and upon any terms and for any period or periods of time, not exceeding in any single lease the term of **28 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 premises and to contract respecting the manner of filling 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 incident appertaining to said real estate or any part thereof, 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, rent or money borrowed or advanced on said real estate or be obliged in any way to see 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 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, far 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, 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, as 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 that 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, by or through 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 successors or successors in trust shall have any personal liability or be subjected to any claim, judgment or charge for anything if 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 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 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 covered also by it in the name of the then beneficiary under said Trust Agreement or their attorney-in-fact, hereby (reasonably) appointed for such purposes, or, at the election of the Trustee, in his 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 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, rents 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, rents 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 heretofore registered, the Registrar of Titles is hereby directed not to register or to file 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 has hereunto set HER hand and seal, this 21st day of OCTOBER 1988

Susan Dony [SEAL]
 Susan Dony [SEAL]

STATE OF ILLINOIS the undersigned
 County of COOK County, in the State aforesaid, do hereby certify that SUSAN DONY, divorced and not since remarried

personally known to me to be the same person whose name is SHE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed, sealed and delivered the said instrument as HER 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 of the County of COOK Illinois, this 25 day of OCTOBER A.D., 1988

ANTONETTE M. ANDERSON
 Notary Public, State of Illinois
 Commission Expires 8/10/91
 My Commission Expires

This space for affixing Taxes and Revenue Stamps

6225

8857890988

MAIL TO:
 FIRST COLONIAL ESCROW SERVICES, INC.
 30 No. Michigan Avenue - 3rd Floor
 Chicago, Illinois 60602

DEED PREPARED BY MICHAEL HAWKINS,
 ATTORNEY, 4919 N. DAMEN AVE. CHICAGO, ILL.

For information only insert street address of above described property.

#1459

UNOFFICIAL COPY

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021664
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE NOV 21 '08
REVENUE
8243750
200.00

COOK
CC NO. 916
191041
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
NOV 21 '08
112.50
FB 10597

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Property of Cook County Clerk's Office

89-536980