

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **DUILIA BONASERA** 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 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 **Seventeenth** day of **November 19 88**, and known as Trust Number **106974-07** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Parcel 1: Unit 157-E, in Weston Courtyard Manor Homes Condominium, as delineated on a survey of the following described real estate: Lots 2, 3 and outlot "A" in Brandon Manor Homes, being a Resubdivision of Lots 2 and 3 and part of outlot "A" in Brandon Grove, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat of said Brandon Manor Homes, recorded December 7, 1987 as Document 87647912 in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded October 14, 1988 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 88474850; together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration.

Parcel 2: The (exclusive) right to the use of garage space 157-E, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 88474850.

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, manage, protect and subdivide said real estate or any part thereof to dedicate parks streets, highways or alleys to locate any subdivision or part thereof and to resubdivide 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 consideration to cover 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 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 to possession or possession in fee to commence in present or in future and upon any terms and upon 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 lease and to grant options to lease and options to renew lease and options to purchase the whole or any part of the premises and to contract respecting the manner 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 should 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 the case that 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 in one to the application of any purchase money rent or money borrowed or advanced on said real estate or any part thereof to see that the terms of this Trust have been complied with or to be obliged to require and the authority necessity or expediency of any act of said Trustee or be obliged or permitted to in one trust 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 mortgage lease or other instrument as that at the date of the delivery thereof the Trust created by this Indenture and by said Trust Agreement was in full force and effect and that such mortgage or other instrument was executed in accordance with the trust conditions and limitations contained in this Indenture and in said Trust Agreement or to all amendments thereof if any and binding upon all beneficiaries the trustee or 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 if the beneficiary is made in a mortgage or mortgage in trust that such mortgage or mortgage in trust has been properly executed and is 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 conditions that neither American National Bank and Trust Company of Chicago individually or as Trustee for the use and benefit of the beneficiaries in trust shall incur any personal liability or be subjected to any claim judgment or decree for anything or for any of its or their agents or officers may be or may be deemed 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 and all such liability being hereby expressly waived and released and the contrary obligation is hereby assigned into by the Trustee in connection with said real estate may be entered into by it in the name of the three beneficiaries under said Trust Agreement as their attorney in fact hereby irrevocably appointed for such purposes or at the option of the Trustee in its own name as Trustee of an express trust 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 whomsoever 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, profits and proceeds arising from the sale of 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, profits and proceeds thereof as aforesaid the intention hereby 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 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 and releases 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 DUILIA BONASERA hereunto set her hand and seal this nineteenth day of November 1988

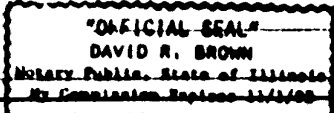
(REAL) DUILIA BONASERA (REAL)

STATE OF Illinois } I, David R. Brown, a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that DUILIA BONASERA

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 notarial seal this 19th day of November A.D. 1988

David R. Brown Notary Public



American National Bank and Trust Company of Chicago
Prepared by: Box 221 DAVID R. BROWN
700 ARLAND AVE, RIVER FOREST, IL

157-E Brandon Court, Palatine, IL
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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