

The above space for recorders use only

71-85-2833

THIS INDENTURE, made this 1st day of December, 1988, between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 18th day of April, 1974, and known as Trust Number 11-3019, party of the first part, and DEVON BANK, as Trustee of Trust No. 5521-7, dated November 28, 1988. 6445 North Western Avenue, Chicago, Illinois 60645

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lots 14, 15, 16 and 17 in Tabor's Subdivision of Part of Lots 11 and 14 in Nowhall Larned and Woodbridge's Subdivision in the North West 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois as per Plat of Tabor's Subdivision aforesaid recorded April 30, 1884 as Document No. 341893 in Cook County, Illinois.



EXEMPT OF PROVISIONS OF PARAGRAPH \_\_\_\_\_, SEC. 200.1-2 (B-6) OR PARAGRAPH \_\_\_\_\_, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE

12/18/88 Anthony L. Stanton  
DATE BUYER, SELLER, REPRESENTATIVE

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority insuring enabling, SUBJECT, HOWEVER, to the payment of all trust deeds and/or mortgages upon said real estate, if any, of record in said County; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls; party wall rights and party wall agreements, if any; zoning and Building Laws and Ordinances; mechanics lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ~~Vice President~~ Trust Officer and attested by its ~~Assistant Cashier~~ Vice President, the day and year first above written.

ALBANY TRUST OFFICER  
ALBANY BANK AND TRUST COMPANY N.A., As Trustee as foresaid.

By Anthony L. Stanton TRUST OFFICER  
VICE PRESIDENT

Attest Mario V. Gotanco VICE PRESIDENT  
ASSISTANT CASHIER

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. I, Grace E. Stanton a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Mario V. Gotanco Land Trust Officer  
of ALBANY BANK AND TRUST COMPANY N.A. and  
Michael A. Bentcover Vice-President

Assistant Cashier of said Bank, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Vice President, Trust Officer and Assistant Cashier respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Assistant Cashier's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

"OFFICIAL SEAL"

GRACE E. STANTON

Notary Public Cook County, Illinois  
My Comm. expires Feb. 17, 1992

Given under my hand and Notarial Seal this 1st day of December, 1988

Grace E. Stanton  
Notary Public

DELIVERY

NAME Anthony L. Stanton  
6445 North Western Ave  
STREET Chicago, IL 60645  
CITY Chicago, IL 60645

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

5751-59 S. Michigan Avenue  
Chicago, Illinois.

PIV# 20-15-115-013

This Instrument Was Prepared by  
MARIO V. GOTANCO

ALBANY BANK AND TRUST COMPANY N.A.  
Chicago, Illinois

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

OR 333

BOX 333-GG

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
88570510  
STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
88570510  
Cook County  
ESTATE TRANSACTION TAX  
83.00

88570510  
Document Number

# UNOFFICIAL COPY

88570510

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in any part thereof, or upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said 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 part thereof, and to deal with said 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 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to inquire into any of the terms of said trust agreement, and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, 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 and in some amendment thereof and binding upon all beneficiaries thereof, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (5) if the conveyance 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, powers, rights, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, dividends and proceeds arising from the sale or 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 the earnings, dividends and proceeds thereof as aforesaid.

If the title to any of the above lands 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.