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The above space for recorder's use only.

71-04-970

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **RICHARD HIMMEL**, a married man of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and no/100** Dollars (\$ **10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys 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 **11th** day of **February 19 88**, and known as Trust Number **104653-00**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

Lots 9, 10 and 11 in Block 15 in Newberry's addition to Chicago in the East 1/2 of the West 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian.

Subject to **i** an Agreement for maintaining of a party wall easement recorded February 1, 1965 as Document 19370983 relating to the party wall running along the West 0.5 feet of the land and **(ii)** general taxes for the year 1987 and subsequent years including taxes which accrue by reason of new or additional improvements made by **America's Bar, Limited Partnership**, an Illinois limited partnership, during 1987 and 1988.

Permanent Real Estate Index No. **17-09-223-014-0000** *admon*
A.A.O.

12.00

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 as hereinafter.

Full power and authority is hereby granted to said Trustee to improve, lease, mortgage, pledge 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 reestablish the said real estate as often as desired, to contract to sell, in grant options to purchase, or 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 of the 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 possession or reversion, by leases to commence in present or in future, and upon any basis and for any period or periods of time, but exceeding in the case of any single lease the term of 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 lease, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and in 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, or grant easements or charges of any kind, to release, convey or assign any title, 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 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 to 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 claiming the benefit of said deed, trust deed, lease, mortgage or other instrument, and in said lease or other instrument, and 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 hereunder, (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 each successor or successors in trust have been properly appointed and are duly 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, 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 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, any 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 entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-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 to face as the trust property and funds in the strict possession of the Trustee shall be applicable for its 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, avails 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 the earnings, avails 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 Registrar of Titles is hereby directed not to register or note in a 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 of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **Richard Himmel** hereunto sets his hand and seal this **12th** day of **February**, 19 **88**.
RICHARD HIMMEL (SEAL)
Elinor Himmel (SEAL)
ELINOR HIMMEL (SEAL)

STATE OF **ILLINOIS**) I, **ANGELINA B. NARCISO**, a Notary Public in and for said
 County of **Cook**) County, in the State aforesaid, do hereby certify that **Richard Himmel, a**
married man and Elinor Himmel, his wife

personally known to me to be the same person, **S** whose name **S** 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 seal this **15th** day of **February**, A.D., 19 **88**
Angelina B. Narciso
 Notary Public

My commission expires **JUNE 27, 1989**

American National Bank and Trust Company of Chicago
 Box 221

219 West Erie Street, Chicago, Illinois
 For information only insert street address of above described property.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 675.00
 FEB 1988

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 675.00
 FEB 1988

CANCELLED
 CITY OF CHICAGO
 RECEIVED
 DEPT. OF REVENUE
 675.00
 FEB 1988

Document Number
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COOK COUNTY, ILLINOIS
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