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88101258

THE GRANTOR **FNW Corp., an Illinois corporation**

88101258

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100  
Dollars, and other good and valuable considerations in hand paid,  
Convey S and (WARRANT S /QUIT CLAIMS ..) unto

**American National Bank and Trust Company of Chicago, 33 N. LaSalle, Chicago, Il. 60690**  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 30th day of December, 1987 and known as Trust Number 104351-05 hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor of successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit 1 attached hereto and made a part hereof

12.00

Permanent Real Estate Index Number(s): 25-01-324-030-6002 and 25-01-433-002-6002

Address(es) of real estate: 1906-1942 and 2000-2028 East 95th Street, Chicago, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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; 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 right, title or interest in or about, or encumbrance appurtenant to said premises or 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 that the terms of this trust have been complied with, or be obliged to inquire into the 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 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, (a) 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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 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 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, avails 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, avails 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.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 9th

day of March, 1988

**FNW Corp., an Illinois corporation** (SEAL)

By: Robert Novak  
Robert Novak, its president

State of Illinois, County of Cook SS.

**"OFFICIAL SEAL"**  
Mary C. Bittner  
Notary Public, State of Illinois  
My Commission Expires Feb. 28, 1991  
Commission No. 001-001-001

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Novak whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and official seal, this 4th day of March, 1988

Commission expires 2-28 1991

Mary C. Bittner  
NOTARY PUBLIC

This instrument was prepared by: Randy S. Gussis, 175 N. Franklin, Chicago, Illinois 60606  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIMS AS PARTIES DESIRE

MAIL TO

Barbara Lippin Chonigates  
(Name)  
303 E Wacker Drive #1000  
(Address)  
Chicago, Ill 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR

RECORDED IN OFFICE BOX NO. BOX 999, 000

call @ 7130658

AFFIX "RIDERS" OR REVENUE STAMPS HERE

88101258

John P. Bittner  
OFFICIAL SEAL, NOTARY PUBLIC

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL 1:

The North 183 feet of the South 233 feet of the West 380 feet of the East 569 feet of the Southwest 1/4 of Section 1, Township 37, North Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Excepting therefrom the coal and other minerals underlying the surface of said land and all rights and easements in favor of the mineral estate.

### PARCEL 2:

The North 183 feet of the South 233 feet of the East 350 feet of the West 383 feet of the Southeast 1/4 of Section 1, Township 37, North Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Excepting therefrom the coal and other minerals underlying the surface of said land and all rights and easements in favor of mineral estate.

P. I. N. 25-01-433-002-6002  
25-01-324-030-6002  
25-01-501-001  
25-01-433-001  
25-01-324-028

Cook County Clerk's Office  
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NOTICE TO CREDITORS

The undersigned, being the executor of the last will and testament of the late [Name], do hereby give notice to all persons having claims against the estate of the said deceased to present the same to me, the undersigned, at my residence at [Address], within the time specified in the said will, to wit: within ninety days after the date of the death of the said deceased, to wit: [Date].

Witness my hand and seal this [Date] day of [Month], 19[Year].

Signature

Property of Cook County Clerk's Office