

UNOFFICIAL COPY

DEED IN TRUST

104398-00

88111642

Form 101 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MARY ANN AZAR, INC. 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 day of 19, and known as Trust Number 20660, the following described real estate in the County of Cook and State of Illinois, to wit:

MARY ANN AZAR CORPORATION FILED WITH THE RECORDER OF DEEDS WITH SECTION 155 OF THE BUSINESS CORPORATION.

Lot 14 (except that part taken and used for an alley) and the North 50 feet of Lots 15 and 16 in Block 31 in Wolcott's Addition to Chicago in the East 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

712- and 720 to 750 North Dearborn St., Chicago, IL

Property Index Number 17-09-212-011 17-09-016-0000 B.B.O

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes therein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, enlarge, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, 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 reservation, to convey said real estate or any part thereof in 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, to lease 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 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 filing 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 would be lawful for any person owning the same to do in 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 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, (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 trust, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, (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 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 it, 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 thereto, 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 Trustee, or 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 of 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to give to said American National Bank and Trust Company of Chicago the entire fee in an 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 reallocated, 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 the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, 15 aforesaid in hand and seal, this 15 day of 1-15-1988.

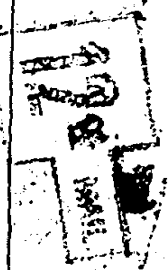
Mary Ann Azar, Inc. (Seal) [Signature]

STATE OF Illinois, a Notary Public in and for said County of Cook, do hereby certify that

person known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

signed, sealed and attested the said instrument as (free and voluntary act) for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Michael J. Kraniche, Notary Public, State of Illinois, Commission Expires 8-31-1991



Exempt under Real Estate Transfer Tax Act Sec. 4 Cook County Ord. 95104 Par 3-16-88

Sign: [Signature]

American National Bank and Trust Company of Chicago Loop Station Box 602 Chicago, Ill 602 Zip. 60690

712.720.750N Dearborn For information only insert street address of above described property.

UNOFFICIAL COPY

THE GRANTOR

MARY ANN AZAR, INC.

TO

MARY ANN AZAR CORP.

QUASAR CO.

Known as Mary Ann Azar
in Trust Number 20660
Palman Federal Saving
Association

Trust #20660 located at
Palman Federal Saving and
Loan Assoc.
#20660
American National Bank

John Azar, Joseph Azar
and Marvin Azar are
named in Trust.

DEPT-01 RECORDING \$12.25
#1111 TRAN 5396 03/17/88 11:55:00
#1034 # 1111642
COOK COUNTY RECORDER

MARY ANN AZAR INC
QUASAR CO.
Box 602 Loop Station
Chicago, IL 60690

ID #36-3416582

Azar & Solomon Inc. Top Ser. #336
Azar Iron Works Inc. Top Ser. #336
Azar S&W Distribution Co. Top Ser. #336
Azar Wilfred Inc. Top Ser. #152-336

Quasar Associates In. Top Ser. #1599-3854
Quasar Energy Inc. Top Ser. #1599-3854
Quasar Micro System Inc. Top Ser. #D. 1599-3854

Subscribed and sworn to before me
this 17 day of January, 1988.

Notary Public

Michael Grayley

Mary Ann Azar
Corporate Seal

24911188

OFFICIAL SEAL
Michael J. Kenzick
Notary Public, State of Illinois
My Commission Expires 12/31/88

COOK COUNTY CLERK
ESKIE J. HARRIS, JR. CLERK

Property of Cook County