

88123251

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, ISA RAYYAN AND ZARIFEH RAYYAN, HIS WIFE 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 31 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21st day of January 19 88, and known as Trust Number 104517-06 the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 14 IN ALPERS AND SHAW HOME BUILDERS, INC., LINCOLN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 16326509, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE of SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Chicago Office

FEB/12/88

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 substitute said real estate or any part thereof, to dedicate parks, streets, sidewalks or alleys for public use, to subdivide or part thereof, and to partition said real estate as often as desired, in contract to sell, to grant leases, to purchase, to sell or to lease, to convey either with or without consideration, in convey said real estate or any part thereof to a person or persons, 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, for term or for years, 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 lease the term of 99 years, and to convey 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 conditions thereof at any time or times hereafter, to contract to make, and to grant options to lease and options to buy, to partition of 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 receive, control or assign any right, title or interest in or about or concerning said real estate or any part thereof, and to do all such things and to execute and deliver all other acts and things which may be necessary, proper or expedient to carry out the purposes and intent of this instrument, and to do all other acts and things which may be necessary, proper or expedient, at any time or times hereafter.

In no case shall the party dealing with said Trustee or any successor in trust in relation to said real estate or in 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 obligated to see to the application of any purchase money, part of money borrowed or advanced on said real estate, or be obligated to see to the terms of this trust have been complied with, or be obliged to reimburse the said Trustee, or any successor in trust, or be obliged or estopped to reimburse 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 conclusively evidence in favor of every person claiming the benefit of Title of said instrument relating upon or claiming under any such instrument, lease or other instrument, that that at the time of the delivery of and the trust created by this instrument and by said Trust Agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments hereof, if any, and binding upon all beneficiaries hereunder, for 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 that if the conveyance is made to a successor or successor in trust, that such successor or successor in trust have full property and control and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the use of their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall be liable or be subjected to any claim, judgment or charge for anything if or that 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 losses or injuries to persons or property happening in or about said real estate, and all such liability being hereby expressly waived and released, and the contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be assumed by the name of the Trustee, in its own name, as Trustee of an express trust and not individuals and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only in far as the trust property and funds in the actual possession of the Trustee shall be sufficient to pay the principal and interest thereon. All present and prospective mortgages and mortgages shall be charged with notice of this condition from the date of this condition 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, rents 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, rents 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 file 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 exemption or homesteads from sale on execution of mortgages.

In Witness Whereof, the grantor, ISA RAYYAN AND ZARIFEH RAYYAN, hereunto set THEIR seal, this 22nd day of February 19 88.

ISA RAYYAN [SPAL] *ZARIFEH RAYYAN* [SPAL]

STATE OF ILLINOIS)
COUNTY OF COOK) ss. AKRAM ZANAYED, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ISA RAYYAN AND ZARIFEH RAYYAN

personally known to me to be the same person whose name ARE 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 22nd day of FEBRUARY A.D. 1988.

Akram Zanayed Notary Public

OFFICIAL SEAL
AKRAM ZANAYED
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/90

Exempt under Real Estate Transfer Tax Act Sec. 4
& Cook County Ord. 95104 Per. 3/21/88
Date: 3/21/88
Sign: [Signature]

88123251

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 112.00
T03333 TRAN 4052 03/25/88 11:18:00
#8356 + C * -88 - 123251
COOK COUNTY RECORDER

-88-123251