

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MARTHA M. FORQUER, a widow of the County of Lincoln and State of Wisconsin, for and in consideration of the sum of Ten and No/100's Dollars (\$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey ed and Warranted 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 16th day of May 1988, and known as Trust Number 105156-09 the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 48 IN BLOCK 1 IN ROOD'S SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

88236218

P.I.N. 14-20-123-001-0000 commonly known as 3757 N. Greenview, Chicago, IL 60613

This Document was prepared by Steven Fritzshall, 309 W. Washign Chicago, IL 60606

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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, not to subdivide 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 partition, to convey said real estate or any part thereof to a successor of his persons in trust and to grant to such successor or successors in trust all of the powers, duties and authorities vested in said Trustee, to dedicate, 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 lease to commence in present or in future and upon any terms and for any period or periods of time and to amend, change or modify leases and to terminate the term of 108 years, and to renew or extend leases upon any terms and for any period or periods of time 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 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 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 that the terms of this trust have been complied with, or 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 Title of said real estate, relying upon or claiming under any such conveyance, lease or other instrument, at that time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, so 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 (hereinafter, the said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument, and all if the contents in 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 and rights, powers, authorities, duties and obligations of the, 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 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, 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 incurred by it in the name of the trustee, 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 its payment and discharge thereof. All persons and corporations whomsoever 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 in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, as an beneficiary hereunder shall have the full and complete right to receive the same, but only an interest in earnings, profits 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, 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 make any certificate title or duplicate thereof, or memorial the words "in trust" or upon condition of "with limitations," or words of similar import, in accordance with the statute 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 laws of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, hereunto set her hand, and seal, this 29th day of April, 1988.

MARTHA M. FORQUER (SEAL) For release of any and all rights in and to a certain Article of Agreement for Warranty Deed recorded 12/9/85 as Document No. 85-315248.

STATE OF WISCONSIN David E. Reiff, a Notary Public in and for said County of Lincoln County, in the State aforesaid, do hereby certify that Martha M. Forquer, a widow

personally 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 she signed, sealed and delivered 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.

GIVEN under my hand and seal this 29th day of April, A.D., 1988.

David E. Reiff, Notary Public

My commission is permanent

13207 Cook County REAL ESTATE TRANSACTION TAX 88.00 REVENUE STAMP JUNI-88 PL 11425

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 88.00 DEPT OF REVENUE JUNI-88

88236218 Document Number

# UNOFFICIAL COPY

STATE OF Illinois )  
County of Cook )  
AND ELLEN L. GARRISON ARE )  
I, STEVEN N. FARRISWALL, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES R. GARRISON

personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that JAMES R. GARRISON AND ELLEN L. GARRISON, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, in making the release and waiver of the right of homestead.

GIVEN under my hand and seal this 26TH day of MAY, 1988  
*[Signature]*  
Notary Public

My commission expires 5/89

American National Bank and Trust Company of Chicago  
Box 221

For information only insert street address of above described property.

#13000000

-88-236218

DEPT-01 \$13.25  
T#4444 TRAN 2877 06/02/88 09:58:00  
#1142 # D \* -88-236218  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

*COOK COUNTY RECORDER  
104 W. La Salle St #1515  
Chicago, IL 60602*



13<sup>00</sup> MAIL