

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **JOHN BEYER AND RUTH BEYER HIS WIFE** of the County of **COOK** and State of **ILL.**, for and in consideration of the sum of **\$10.00** 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 **11TH** day of **JULY** 19**88**, and known as Trust Number **105944-06** the following described real estate in the County of **COOK** and State of Illinois, to wit:

The West half of Lot 14 in block 1 in Hiold and Martin's Subdivision of the East half of the North East quarter of the South West quarter of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.: 13-21-303-027

ADDRESS OF PROPERTY: 5220 West Eddy Chicago, Illinois 60641

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 in proper manner, protect 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 said real estate as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without recourse, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successors in trust all of the said real estate, powers and authorities vested in said Trustee, in 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 lease to commence in the present or in the 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, 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, in 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 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 contingencies 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 in 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 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 Register 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 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, let 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 (c) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, 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, judgement 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 any amendment or modification 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. And the contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be executed, conveyed to the name of the third 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 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 whosoever 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 earnings, avails and proceeds thereof as aforesaid, the interest hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title to fee simple, in and to all of the real estate above described.

If the title in any of the above real estate is now or hereafter contained, the Register of Titles is hereby directed not to register or not to file 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 laws of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors **THEIR** aforesaid have hereunto set **THEIR** hand **3** and seal **S** this **21ST** day of **JULY** 19**88**

(SEAL) **John Beyer** (SEAL)
 (SEAL) **Ruth Beyer** (SEAL)

STATE OF **IL.** I, **the undersigned** a Notary Public in and for said COUNTY OF **COOK** County, in the State aforesaid, do hereby certify that **JOHN BEYER AND RUTH BEYER, HIS WIFE**

personally known to me to be the same person **S** whose names **ARE** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **THEY** signed, sealed and

with instrument as **THEIR** free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

DONALD W. JARUPEK Notary Public seal this **26TH** day of **JULY** A.D., 19**88**
 Cook County, State of Illinois
 My Commission Expires **6/11/90** **Donald Jarupek** Notary Public

My commission expires **6-11-90**

American National Bank and Trust Company of Chicago Box 221 235

For information only insert street address of above described property.

W. C120517 B

Colonial Trust Services

88348274

DEPT. OF REVENUE AUG-3-88
 54750
 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

Document Number

UNOFFICIAL COPY

MAIL TO: BOX 235

ATTY. MARK DABROWSKI
33 N. DEARBORN # 1530
CHICAGO, IL 60602

Property of Cook County Clerk's Office

DEPT-01 \$12.00
T#1111 TRON 0802 08/03/08 11:57:00
#1991 # A * 88-348274
COOK COUNTY RECORDER

094127
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG3-'08
Pg 11432
36.25

COOK
CO. NO. 016
185881
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
DEPT. OF REVENUE
88.10687 AUG3-'08
36.25

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STATE OF ILLINOIS
DEPARTMENT OF REVENUE
CHICAGO, ILLINOIS 60602

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