

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **Lavelle Industries, Inc., an Illinois corporation** of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten Dollars** 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 **25th** day of **July** 19 **88**, and known as Trust Number **106078-02**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

See Exhibit A attached hereto.

Subject to: Those matters referred to on Exhibit B hereto.

8/5/88  
*Yvonda Johnson*  
 Yvonda Johnson

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 public streets, highways or alleys to create any subdivision or part thereof and to redivide 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 consideration, to convey said real estate 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, power and authorities vested in said Trustee, 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 portions or portions, by lease 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 lease the term of 99 years, and to renew or extend leases upon any terms and in any period or periods of time and in annual, semi-annual, quarterly 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 real estate and to contract regarding 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 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 connection with said real estate or in whom said real estate or any part thereof shall be conveyed, contract 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 deed 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, (as 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 thereto, (c) and binding upon all beneficiaries hereunder, (d) 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 (e) 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 the title of 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 any Trust Agreement or any amendment thereto, or for injury to persons or property happening in or about said real estate, and any and all such liability being hereby 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 in the name of the trust 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 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 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, 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, and no beneficiary hereunder shall have any title of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings 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 to 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set its hand, this 29th day of July, 1988.

ATTEST: Paul J. Sullivan, Secretary (SEAL) Rhonda L. Sullivan, Vice President (SEAL)  
 By: Rhonda L. Sullivan

STATE OF Illinois )  
 County of Cook )  
 I, Matthew A. Finston, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rhonda L. Sullivan and Paul J. Sullivan, personally known by me to be respectively Vice President and Secretary of Lavelle Industries, Inc. and

personally known to me to be the same person, whose name they 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 4th day of August, A.D., 1988.

and the free and voluntary act of such corporation  
 My commission expires March 12, 1991

"OFFICIAL SEAL"  
 MATTHEW A. FINSTON  
 Notary Public, State of Illinois  
 My Commission Expires Mar. 12, 1991

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 RECEIVED  
 AUG 3 1988  
 CHICAGO  
 REVENUE  
 178.00  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 RECEIVED  
 AUG 3 1988  
 CHICAGO  
 REVENUE  
 178.00

12.00

1 copy to be retained by the grantor  
 1 copy to be retained by the trustee  
 1 copy to be retained by the beneficiary  
 1 copy to be retained by the recorder  
 1 copy to be retained by the notary public

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Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

LOTS 21, 22, 23, 26, 27 AND 28, ALL IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Permanent Index Numbers:

17-07-237-011-0000  
17-07-237-012-0000  
17-07-237-013-0000  
17-07-237-015-0000  
17-07-237-016-0000

### Property Address:

424 North Wood Street  
Chicago, Illinois, 60622

88351851

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1/1/2014

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EXHIBIT B

Subject to: general taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1988.

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10/20/2020