

WALKER S1177626 CR

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, BRIAN A. KENNEDY and KATHRYN JENNINGS KENNEDY, 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 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of June 1988, and known as Trust Number 106034-05

the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:
Lot 6 in WEISJOHN'S subdivision of Lot 6 in subdivision of the West 1/2 of the North West 1/4 of Section 26, Township 41 North, Range 12 East of the Third Principal Meridian, lying North of Rand Road, all in Cook County, Illinois

PARCEL 2:
The 8 Foot vacated Alley lying Southwesterly and adjoining land.

Subject To: General Real Estate Taxes for the years 1987 and 1988 and Reservations in Ordinance recorded as Document 14361060 and Rights created thereby

Permanent Index #09-20-113-010

This Instrument prepared by: Harry F. Skarzynski
303 S. Fernandez Avenue
Arlington Heights, Il 60005

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

That power and authority is hereby granted to said Trustee to lease, 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, and to redivide said real estate as often as desired, in contrast 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 or successors in trust (and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to 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 leases to commence in present or in future, and upon any term, 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 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 elements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate of 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.

That the said Trustee 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 may 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 be obliged to sign 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 bona fide purchaser (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 instrument 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 thereunder, (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 be made to a successor 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 its, 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 then beneficiary 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 as 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 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 the terms of 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 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 to issue 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 provisions of the State of Illinois, providing for exemption or homesteads from sale on execution of otherwise.

In Witness Whereof, the grantor as aforesaid he ve hereunto set their hands and

seal on this 29th day of July 1988.

Brian A. Kennedy (SEAL) Kathryn Jennings Kennedy (SEAL)
BRIAN A. KENNEDY (SEAL) KATHRYN JENNINGS KENNEDY (SEAL)

STATE OF Illinois I, the undersigned, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that BRIAN A. KENNEDY and KATHRYN JENNINGS KENNEDY, his wife,

personally known to me to be the same person as whose name as 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 of office on this 29th day of July A.D., 1988
Notary Public, State of Illinois
My Commission Expires June 25, 1990
Carol J. Patton Notary Public

American National Bank and Trust Company of Chicago
Box 221

For information only insert street address of above described property.

88355253

This space for affixing Riders and Revenue Stamps

CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP



NO. 0875

Document Number

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Property of Cook County Clerk's Office

-88-355253

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COOK COUNTY RECORDER

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