

INU. 20796 k 1072

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MICHAEL PANAGOS AND HELEN PANAGOS HIS WIFE of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100----- Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and WARRANTS 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 3rd day of April 1989, and known as Trust Number 107994-01, the following described real estate in the County of Cook and State of Illinois, to wit:

The East 1/2 of Lot 8 in Block 10 in Birchwood Beach Subdivision of the divided West 1/2 of the Southwest 1/4 of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 02283 # 12 11-89  
 COOK COUNTY RECORDER

89160989

#11-29-311-013

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, possess and subdivide said real estate or any part thereof, to dedicate, lease, street, highway or alley to create any subdivision or part thereof, and to resubdivide 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 in a successor or to contract to sell and to give to such successor or successor in trust all of the title, estate, interest 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 lease to commence in the future, and upon any terms and on any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to give or extend leases upon any terms and for any period or periods of time and to extend, 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 lessor and to contract respecting 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 annuities or charges of any kind, to release, convey or assign any title, title or interest in or about or estate 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 in fee simple 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 any terms of this deed have been complied with, or be obliged to inquire into the authority, capacity or standing 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 holder of a title of said real estate) relying upon or claiming under any such conveyance, lease or other instrument, for all purposes and in all respects, and the Trustee, or any successor in trust, shall be deemed to have acted in good faith and in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and limitation upon all beneficiaries the same, 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 same were made to a successor or successor in trust, that such successor or successor in trust had been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, 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 successor in trust shall be liable for 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 (depending 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 satisfied 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 direction 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 in 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 of the 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, assets 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 the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire fee and a 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 Register of Titles to hereby dissent not to register or not to the certificate of title or duplicate thereof, or memorials, 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, Michael Panagos and Helen Panagos hereunto set their hands and seal, this 4th day of April, 1989.

Michael Panagos (SEAL) Helen Panagos (SEAL)  
 MICHAEL PANAGOS (SEAL) HELEN PANAGOS (SEAL)

STATE OF Illinois )  
 ) ss. Susan A. Dudek  
 COUNTY OF Cook )  
 do hereby certify that Michael Panagos, AND Helen Panagos and HELEN PANAGOS HIS WIFE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appear 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 April, A.D., 1989  
 My Comm. 1, 1991  
Susan A. Dudek Notary Public

My commission expires 11-1-91

#12.00

American National Bank and Trust Company of Chicago  
 Box 221

1430 W. Jarvis Chicago  
 For information only insert street address of above described property.

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 COOK COUNTY RECORDER  
 Signature  
 April 11, 1989  
 Date

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