

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, First Federal Savings Bank, formerly known as First Federal Savings and Loan Association of Ottawa, a corporation of the United States of America of the County of LaSalle 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, Conveys 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 fifteenth day of May 19 89, and known as Trust Number 108363-02, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 21, 22, 31 and 32 in Richton Trail Apartments Subdivision Unit No. 3, being a subdivision of parts of the South West 1/4 of Section 34, Township 35 North, Range 13 East of the Third Principal Meridian, in the Village of Richton Park of Cook County, Illinois, according to the plat thereof recorded January 10, 1979 as Document 24797679 in Cook County, Illinois.

ALSO

Lots 23, 24, 25, 26, 27, 28, 29 and 30 in Richton Trail Apartments Unit 4 a subdivision of part of the North West 1/4 of the South West 1/4 of Section 34, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN NOS.: 31-34-303-018; 31-34-303-019; 31-34-303-020; 31-34-303-021; 31-34-303-022; 31-34-303-023; 31-34-303-024; 31-34-303-025; 31-34-304-009; 31-34-304-008; 31-34-304-007; 31-34-304-006

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 its own, separate, private and substitute said real estate or any part thereof, to dedicate, park, streets, highways or alleys to create any subdivision or part thereof and to re-subsidize said real estate or any part thereof, in 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, powers and authorities vested in said Trustee, in whole, to dedicate, to dedicate, divide or otherwise separate said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in perpetuity or for a term, 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 lease upon any terms and for any period or periods of time and to amend, change or modify lease and the terms and conditions thereof at any time or times hereafter, to contract to lease, lease 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 to purchase the whole or any part of the real estate, to grant, execute 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 should 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 to the fact 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, except every final 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, or any part thereof, 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 terms, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) 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 said Trust Agreement or any amendment thereto, or for injury to persons or property, happening in or about said real estate, 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 beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in his 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 the same or any of them shall be only in the earnings, profits and proceeds arising from the sale of 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, 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 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 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 statutes of the State of Illinois, providing for exemption of homesteads from sale or execution or otherwise.

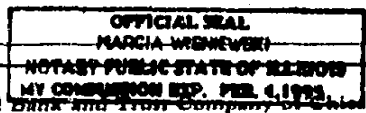
In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 14th day of June 1989.

Attest: Pamela L. Schmidt (Notary Seal) By: Richard E. Farrell (First Federal Savings Bank Seal) Its: Administrative Asst. (Notary Seal) Its: President (First Federal Savings Bank Seal)

STATE OF ILLINOIS, I, Marcia Wisniewski, a Notary Public in and for said County of LASALLE, County, in the State aforesaid, do hereby certify that Richard E. Farrell, President of First Federal Savings Bank, and Pamela L. Schmidt, the Admin Asst/ Secretary of First Federal Savings Bank, are

personally known to me to be the same person whose name is 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 notorial seal this 14th day of June A.D. 1989. Marcia Wisniewski Notary Public



My commission expires: Mail to: American National Bank and Trust Company of Chicago, Box 221

4521-22-23-24-25-26-28-30-32-34-36 and 37 Heartland Drive, Richton Park, Illinois For information only insert street address of above described property.

This instrument was prepared by: Cathleen M. Keating, Martin, Craig, Chester & Sonnenschein 55 West Monroe Street, Chicago, Illinois 60603, (312) 368-9700

89273025

Exempt under provisions of Paragraph 1(e) Section 4, Real Estate Transfer Tax Act 1/14/89 Cathleen M. Keating for Release

Document Number

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COOK COUNTY RECORDER

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