

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **James R. Bronner**  
of the County of **Cook** and State of **Illinois**, for and in consideration  
of the sum of Ten and No One-Hundredth's----- Dollars (\$ **10.00**----- ),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys  
and Warrant s 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 **15th** day of **May** 1989, and known as Trust Number 106425-02,  
an undivided 22.53% interest in  
the following described real estate in the County of **Cook** and State of Illinois, to wit:

Lots 1 to 4 in Block 3 in Foster's Montrose Boulevard Subdivision,  
being a Resubdivision of Part of the Northwest Quarter of the Southeast  
Quarter of Section 18, Township 40 North, Range 14 East of the Third  
Principal Meridian, lying West of the Chicago and Northwestern Railroad  
Right of Way and except Streets heretofore dedicated, reference being  
had to the Plat of said Subdivision recorded May 9, 1905 as Document  
No. 3692294;

commonly known as 4344-56 North Winchester and 1945-55 West Montrose  
Chicago, Illinois.

THIS INSTRUMENT WAS PREPARED BY: **PERMANENT PROPERTY INDEX NO.:**

**William E. Bronner** 14-18-400-017-0000  
150 North Wacker Drive  
Suite 1717 14-18-400-018-0000  
Chicago, Illinois 60606

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 acquire, manage, protect and subdivide said real estate or any part thereof, to dedicate parks,  
streets, highways or alleys 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 to a successor or suc-  
cessors 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 lease in commission in present or in future, and upon any terms and for any period or periods of time and to amend, change or modify leases and the  
conditions the terms of 199 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 purchase or to purchase  
said real estate, or any part thereof, for other real or personal property, in whole or in part, to release, convey or assign any right, title  
or interest in or about or pertaining 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 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 Agreement or any amendment  
thereof, or any 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, (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 terms, 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, (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  
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, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition 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 his or  
their agents or attorneys may do or omit to do in or about the sale or about the real estate or under the provisions of this Trust Agreement or any amendment  
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. 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 Trustee,  
beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably authorized for such purposes, or, at the direction of the Trustee, in its own  
name, as Trustee of an express trust 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 to 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 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 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 in any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not 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 his hand and seal

this 15th day of May 1989

(SEAL) James R. Bronner (SEAL)  
James R. Bronner (SEAL)

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss. Ginger R. Sliwa a Notary Public in and for said  
County, in the State aforesaid, do hereby certify that  
James R. Bronner

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 he signed, sealed and  
delivered the said instrument as his 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 the State of Illinois this 15th day of May A.D., 1989

**OFFICIAL SEAL**  
Ginger R. Sliwa  
Notary Public, State of Illinois  
My Commission Expires 9/24/92

My commission expires

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4  
M. SEC. 200.1-2 (B-6) OR PARA-  
GRAPH SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE  
7/13/89  
Buyer, Seller or Representative  
Date  
Buyer, Seller, Representative

78-04-492-1.3

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