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Form 191 Rev. 11-71

1989 JUL 14 12 50

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The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE, Molly L. Rosenberg Trust, 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 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 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. 369294; commonly known as 4344-56 North Winchester and 1945-55 West Montrose Chicago, Illinois.

THIS INSTRUMENT WAS PREPARED BY: William E. Bronner 14-18-400-017-0000  
150 North Wacker Drive 14-18-400-018-0000  
Suite 1717  
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 execute, 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 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 condition, 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 the title, estate, powers and authorities vested in said Trustee, to donate, to change or modify, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, to dedicate, to reserve, by lease to commence in the present or in the future, and upon any terms and for any period or periods of time and to amend, change or modify leases and options to lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single term and provisions thereof at any time or times hereafter, in contrast to make 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 respecting the manner of fixing the amount of present or future rentals, to partition or in exchange of 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 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 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 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 in said county) relying upon or claiming under any such conveyance, 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 said Trustee or their predecessors 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 trust or the Trustee under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 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, 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 thereof as aforesaid, the intention 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 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 exemptions from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its seal this 15th day of May 1989  
MOLLY L. ROSENBERG TRUST  
BY: [Signature] [SEAL]  
THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE [SEAL]

STATE OF ILLINOIS ) I, Ginger R. Sliwa 12 DO a Notary Public in and for said  
COUNTY OF COOK ) ss. County, in the State aforesaid, do hereby certify JANE WILLIAMS  
AS ASSISTANT VICE PRESIDENT OF THE FIRST NATIONAL BANK OF CHICAGO

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 signed, sealed and delivered the said instrument as 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 notarial seal this 15th day of May A.D. 19 89  
"OFFICIAL SEAL"  
GINGER R. SLIWA  
Notary Public, State of Illinois  
My commission expires 9/24/92

American National Bank and Trust Company of Chicago  
Box 221

For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SEC. 200.1-2 (B-6) OR PARAGRAPH 1, SEC. 200.1-4 (B) OF THE CHICAGO TRANSFER TAX ORDINANCE.

7/13/89 DATE BUYER, SELLER, REPRESENTATIVE

Buyer, Seller or Representative

Date

Real Estate Transfer Tax Act; This space for affixing Riders and Revenue Stamps

80212368 Document Number

73-04-492-13

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