

THIS INDENTURE WITNESSETH, That the Grantor, URBAN VISIONS, INC.
AN Illinois corporation

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto MOUNT GREENWOOD BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21st day of August, 1990, and known as Trust Number 5-0917, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3 in the Subdivision of part of Block 4 in Circuit Court Partition of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian according to the plat thereof recorded on March 10, 1911 as Document Number 4720231, in Cook County, Illinois.

Permanent Index No.: 20-25-415-013
Commonly known as: 7649 S. Oglesby, Chicago, IL

Subject to: Covenants, easements and restrictions of record;
general taxes for the year 1990 and subsequent years;
and building code violations

DEPT-01 RECORDING \$13.25
T#4444 TRAN 0698 08/28 12:19:00
#8023 # D *-90- 18370
COOK COUNTY RECORDER

SUBJECT TO

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, protect and subdivide said real estate or any part thereof, to dedicate park, streets, highways or alleys and to execute any subdivision or plat 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 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, lease or otherwise encumber said real estate, or any part thereof, to lease, to sublease, to grant leases, to grant options to lease and options to renew leases, to mortgage, 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 100 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 lease 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 fixing 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 easements or charges of any kind, to release, convey or assign any right, title or interest in or about or in connection with 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, in a manner 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 required 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 of said county) relying upon a claim made 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 trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered 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 Mount Greenwood Bank, individually or as Trustee, nor its successor or successor in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any loss or injury to or by their agents or attorneys in any way or in any manner or 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, and all such liability being hereby expressly waived and released. Any contract, obligation or responsibility incurred or entered into by the Trustee in connection with said real estate shall be entered into by the name of the Trust beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trust beneficiaries as Trustees of the said real estate and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or responsibility except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the same and discharge thereof). All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing of this deed.
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming or asserting an interest in the real estate, 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, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Mount Greenwood Bank 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 note 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the same.
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 the exemption of homesteads from sale on execution or otherwise.

SEE REVERSE SIDE FOR SIGNATURES AND NOTARY

In Witness Whereof, the grantor, ~~Urban Visions, Inc.~~
seal this _____ day of _____, 19____
[SEAL] [SEAL]
[SEAL] [SEAL]

State of _____ } I, _____ a Notary Public in and for said County,
County of _____ } ss. In the state aforesaid, do hereby certify that _____
personally known to me to be the same person whose name _____
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 _____ day of _____, 19____
Notary Public

Mail to:
and
Grantee's 3052 WEST 111TH STREET CHICAGO, ILLINOIS 60655
Address 445-4500

Mount Greenwood Bank

For information only insert street address of above described property.

This instrument prepared by
Timothy H. Bover
820 Church St., Suite 200
Evanston, IL 60201

This space for affixing Blowers of Revenue Stamp

90-418370

1325

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 22nd day of August, 1990.

IMPRESS
CORPORATE SEAL
HERE

BY Barbara Lapat PRESIDENT
ATTEST: Howard Berland SECRETARY

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Barbara Lapat personally known to me to be the President of Urban Visions, Inc.,

an Illinois corporation, and Howard Berland personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 22nd day of August, 1990.

Commission expires October 14, 1990. Timothy H. Boyer
NOTARY PUBLIC

APPLY SIDEST OR REVER

DOCUMENT NUMBER

90418370

1726014

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
DEPT. OF REVENUE
23.00

REAL ESTATE TRANSACTION TAX
11.50

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