

300037818

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, 869 WEST BUENA LIMITED PARTNERSHIP, an Illinois limited partnership, 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 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 28th day of December, 1989, and known as Trust Number 110084-06, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 1, 2 AND 3 IN OWNER'S DIVISION OF LOTS 3, 4, 5, 6, 7, 8, 9, AND PART OF LOTS 2 AND 10 LYING NORTH OF A LINE THAT IS 187 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF BUENA AVENUE, ALL IN ZEESE'S ADDITION TO BUENA PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1925 AS DOCUMENT 9973387 IN COOK COUNTY, ILLINOIS

P.I.N. 14-17-418-001, Volume 479

Purpose of recording:
To convey one of the lot numbers.

30003772

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 parks, streets, highways or alleys to vacate any subdivision or part thereof, and to reestablish said real estate as often as desired 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 in grant to such successor or successors in trust all or part of the said real estate, powers and authorities vested in said Trustee, to change or terminate, to mortgage, lease 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 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 leases 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 leasing of the amount of present or future rentals in 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 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 standing in 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 deed or any amendment thereto, 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 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (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 its, 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 successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or done by it or its 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 liabilities 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 incurred solely 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 as 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 or 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 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 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 its hand and seal this 28th day of December, 1989.

869 WEST BUENA LIMITED PARTNERSHIP (REAL) and Louise S. Greenfield (REAL) being all of its general partners

STATE OF ILLINOIS, I, Louise S. Greenfield, a Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that Dennis R. Fields and Charles A. Greenberg, general partners of 869 West Buena Limited Partnership,

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 acknowledged that they signed, sealed and delivered the said instrument and their and the partnership's 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 notary seal this 28th day of December, 1989.

OFFICIAL SEAL
LOUISE S. GREENFIELD
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES FEB. 28, 1990

Louise S. Greenfield
Notary Public

American National Bank and Trust Company of Chicago
Box 221

869 W. Buena Avenue
Chicago, Illinois
13.00 MAIL
For information only insert street address of above described property

Exempt under provisions of Paragraph (a), Section 1 of "Real Estate Transfer Tax Act."

This space for affixing Riders and Reverse Stamps

Date: 12-28-89
Louise S. Greenfield, Notary Public

300037818

30003772

UNOFFICIAL COPY

90037858

Property of Cook County Clerk's Office

41.25
11.11
11.11
11.11

90037518

27750006



Gulen, Brande & Wien
100 W. Monroe, #1300
Chicago, IL 60603