

NOT RECORDED
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THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **Robert P. Fash and Dixie L. Fash, his wife**, 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, 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 **15th** day of **March** 19 **90**, and known as Trust Number **110627-00**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

See attached Exhibit A

DEPT-01 RECORDING

\$13.00

T#1111 TRAN 1884 04/12/90 10:32:00
#3484 A *-90-166829
COOK COUNTY RECORDER

Permanent Real Estate Index Number: **04-20-200-011**

Address of Real Estate: **2960 Willow Road, Northbrook, Illinois 60062**

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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, present and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to public use, 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 in a purchase or sale, to lease and to grant to such purchaser or successor in trust all of the power, estate, powers and authorities vested in said Trustee, to demise, to dedicate, to mortgage, to 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 succession or otherwise, to commence in grant or to future, and upon any terms, and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 real estate 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 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 that the terms of this deed or 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 of said county) relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force, force and effect, (c) 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 hereunder, (d) 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 (e) 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, right, 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 successors 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 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 three beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the direction 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 whatsoever and whatever 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 such 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 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 **S** hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have hereunto set their hands and seals this **2nd** day of **April** 19 **90**.
Robert P. Fash [SEAL] **Dixie L. Fash** [SEAL]

STATE OF **Illinois** County of **Cook** I, **Kevin S. Besetzny**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Robert P. Fash and Dixie L. Fash, his wife**

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 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 seal this **2nd** day of **April** A.D., 19 **90**.
KEVIN S. BESETZNY [SEAL] **Kevin S. Besetzny** [SEAL]
Notary Public, State of Illinois
My Commission Expires July 24, 1993

American National Bank and Trust Company of Chicago
Box 221

2960 Willow Road
Northbrook, IL 60062

For information only insert street address of above described property.

1300

Notary Public for affixing Seal and Notary Stamp

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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EXHIBIT A

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION AT A POINT 1058.63 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION, THENCE RUNNING WEST 264.92 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 330 FEET PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE EAST 264.92 FEET PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 330 FEET PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; private public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1989 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 1989 and 1990.

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