

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MITCHELL KRUZEL and LILLIAN KRUZEL of the County of Cook and State of ILLINOIS, for and in consideration of the sum of Ten Dollars (\$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty 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 1st day of JULY 1992, and known as Trust Number 055574, the following described real estate in the County of COOK and State of Illinois, to wit:

LOTS 20 AND 21 IN BLOCK 2 IN CARTER'S ADDITION TO MAPLEWOOD BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. : 13-25-229-038; 13-25-229-039

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 sell, lease, mortgage, convey and subdivide said real estate as any part thereof, to dedicate parks, streets, highways or alleys to parks and subdivisions or parts thereof, to sell, lease, mortgage, convey and subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, in conveyance either with or without covenants, to convey said real estate or any part thereof in a mortgage or mortgages to trust and to grant in such mortgage or mortgages in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, in fee simple, 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 to commence in present or in future, and from time to time for any period or periods of time, not exceeding in the case of any single lease 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 lease, to purchase or purchase the whole or any part of the premises and to contract regarding the matter of fixing the amount of present or future rentals, to partition or to arrange 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 might be lawful for any person owning the same in all 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 subject to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the execution of any purchase money, rent or money borrowed or advanced on said real estate, or 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 or other officer) relying upon or signing under any such conveyance, lease or other instrument, (as that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect), 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 thereof, (as 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 did in the course thereof in a proper and proper manner, 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 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 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 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 then beneficiaries under said Trust Agreement or its attorney-in-fact, hereby irrevocably authorized for such purposes, 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 bound 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 or such, but only an interest in the 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 on 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 or execution or otherwise.

In Witness Whereof, the grantor, aforesaid hereunto set hand and seal, this 13th day of April, 1992. Mitchell Kruzel (REAL) Lillian Kruzel (REAL)

STATE OF ILLINOIS } I, JEAN SNITKA, a Notary Public in and for said County of COOK } County, in the State aforesaid, do hereby certify that MITCHELL KRUZEL and LILLIAN KRUZEL

personally known to me to be the same persons, whose name is 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 13th day of April, 1992. Jean Snitka Notary Public, State of Illinois My Commission Expires Oct. 25, 1992

American National Bank and Trust Company of Chicago Box 221

2828-30 N. Elston Ave. For information only insert street address of above described property.

DEPT-01 RECORDING 19222 TRAN 3014 04/17/92 15 09 51 815 25 COOK COUNTY RECORDER

This page conforms to the form of Paragraph Section 4, Real Estate Transfer Tax Act. 4-17-90 K. Pantas as agent Buyer, Seller or Representative Date

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RONALD PANTER & ASSOC  
20 S. CLARK #2400  
CHICAGO, IL 60603