

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Umar Hayat and Rifat Hayat, his wife 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 Warranty unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking corporation whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of May 19 90, and known as Trust Number 111929-03, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit C-314 together with its undivided percentage interest in the Common elements in Granville Courts Condominium as delineated and defined in the Declaration recorded as Document No. 25190344, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois commonly known as 2035 W. Granville, Chicago, Illinois 60659, Tax No. 14-06-120-005-1163

90207820

DEPT-01 RECORDING 4728 C * -90-207820 COOK COUNTY RECORDER

TO HAVE AND TO HOLD the real 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 accept, 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 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, 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 in possession 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 ten 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 premises, 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, to sell or convey said real estate or any part thereof, to grant, to release, to 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 may 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 claiming the benefit of the trust created by this Indenture and by said Trust Agreement in full force and effect, and 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 thereto, and binding upon all beneficiaries hereunder, and 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 so in full force and effect, and 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 thereto, and binding upon all beneficiaries hereunder, and that said Trustee or any successor in trust, is made a trustee or successor 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 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 personal property happening in or about said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to real property, or for breach of contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be incurred by it in the name of the beneficiaries 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 no individual shall have the 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 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 here 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 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 record 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 heretofore expressly waived and release any and all right or benefit under and by virtue of any and all rules of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid have VE hereunto set their hand and seal S this 2nd day of May 19 90.

Umar Hayat and Rifat Hayat (Signatures and Seals)

STATE OF ILLINOIS, County of COOK, in the State aforesaid, do hereby certify that Umar Hayat and Rifat Hayat, 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 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 my seal this 2nd day of May A.D., 19 90.

OFFICIAL SEAL ROBERT D. GORDON Notary Public, State of Illinois My Commission Expires Nov. 9, 1992

American National Bank and Trust Company of Chicago 2035 W. Granville, Chicago, IL 60659 For information only insert street address of above described property.

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Tax Act. DATE BUYER, SELLER OR REPRESENTATIVE I HEREBY DECLARE THAT THIS INSTRUMENT REPRESENTS THE CHICAGO TRANSACTION TAX UNIT AND IS SUBJECT TO SECTION 200.1-2B6 OF SAID ORDINANCE. This space for affixing Riders and Revenue Stamps

Vertical text on the left margin: (g.), 13308, 1412108, 90-207820, COOK COUNTY RECORDER, DEPT-01 RECORDING, 4728 C * -90-207820, 90207820

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Document Number

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