

DEED IN TRUST UNOFFICIAL COPY 90369264

Form 191 Rev. 11-71

The above space for recorder's use only

1444377-7246763 db no (76)

THIS INDENTURE WITNESSETH THAT THE GRANTOR MICHAEL BROWN, married to Diane Brown as to an undivided 25% interest, JAY LANDMAN, married to Carol Gerhardt, as to an undivided 25% interest and BENJAMIN B. WEISS, married to Maureen Weiss, as to an undivided 50% interest of the County of Cook, 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 2nd day of July 19 90, and known as Trust Number 112262-06, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 19, 20, 21 AND THAT PART OF LOT 28 LYING EAST OF A LINE PARALLEL WITH AND 82.3 FEET EAST OF THE WEST LINE THEREOF, IN S. D. JACOBSON'S SUBDIVISION OF BLOCK 8 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTH WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

90369264

THIS IS NOT HOMESTEAD PROPERTY.

14-29-122-007; 14-29-122-026 and 14-29-122-027
14-29-122-028

This Instrument Prepared By:
MICHAEL BROWN
1021 W. ARMITAGE
CHICAGO, IL 60614

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 create any subdivision or part thereof, to reestablish 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 mortgage said real estate or any part thereof to a mortgagee or assignor, 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 perpetuity or for a term, by lease to commence in present or in future, and upon any terms and for any period or periods of time, but reserving in the case of any single lease the term of years, and to enter 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 in 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, 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 adjacent 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 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, honesty or expediency of any act of said Trustee, or be entitled or privileged to inquire into any of the terms of said Trust Agreement, and every 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 instrument and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, mortgage, 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 successors or assigns 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 Trust Agreement or any amendments 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 Trust Agreement, 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 any or all of them shall be only in the nature of a trust and subject to 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 in said real estate as such, but only an interest if certain, estate and growing thereout 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 file in the certificate or 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 and any and all right or benefit under and by virtue of any and all Statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S aforesaid, has vs hereunto set their hand, and seal, the 25 day of July, 19 90.

Michael Brown (SEAL) Jay Landman (SEAL)
Benjamin B. Weiss (SEAL)

STATE OF Illinois }
County of Cook }
Kathleen Burmeister, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Michael Brown, married to Diane Brown, as to an undivided 25% interest, Jay Landman, married to Carol Gerhardt, as to an undivided 25% interest and Benjamin B. Weiss, married to Maureen Weiss, as to an undivided 50% interest are personally known to me to be the same person, whose name is 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, the 25 day of July, A.D., 19 90.

"OFFICIAL SEAL"
KATHLEEN BURMEISTER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 17, 1993

Section 4, Real Estate Transfer and Recording Act. Buyer, Seller or Representative Date 7/30/90

MAIL TO: The Law Offices of MICHAEL BROWN, LTD. 1021 W. ARMITAGE CHICAGO, IL 60614

2950-54 N. Lincoln Ave., Chicago, IL.

For information only insert street address of above described property.

UNOFFICIAL COPY

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1990 JUL 31 PM 3:00
CAROL M. JOHNSON, CLERK
REGISTRAR OF TITLES

5/14/7824
MILICAN

CHICAGO TITLE INS

Property of Cook County Clerk's Office

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90369254

DEPT-01 RECORDING \$13.00
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41042 * C *-90-369264
COOK COUNTY RECORDER