

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Carrie L. Fiduccci and Sheril B. King 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 14th day of June 19 90, and known as Trust Number 112174-03 the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 20-3 IN ST. FRANCIS COURTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3, 4, 5, 6, AND 7 IN WHYTE AND BELL CONSTRUCTION COMPANY'S RESUBDIVISION OF THE SOUTH 8 FEET OF LOT 1, LOTS 2 TO 31, BOTH INCLUSIVE, IN BLOCK 2, LOTS 5 TO 32, BOTH INCLUSIVE, IN BLOCK 3; LOTS 1 TO 12, BOTH INCLUSIVE, IN BLOCK 4; LOTS 1 TO 12, BOTH INCLUSIVE, IN BLOCK 5 AND LOT 3, IN BLOCK 6 IN AUSTIN'S RIDGE SUBDIVISION, IN SOUTH EVANSTON, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIDGE ROAD, ACCORDING TO SAID SUBDIVISION, RECORDED AS DOCUMENT NUMBER 7880166 DATED APRIL 13, 1923, IN COOK COUNTY, ILLINOIS.

408 Ridge Evanston, Ill

COOK COUNTY RECORDER 131316 * 91316 * 371673

TO HAVE AND TO HOLD the above described premises unto the trustee, 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 acquire, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to vacate any subdivision or part thereof, 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 to a successor or successors in trust and to grant in 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 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 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, lease 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 manner of leasing the amount of present or future rentals or in exchange said real estate or any part thereof, for other real or personal property, to grant easements, a charge of any kind, to release control or assign any title, 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 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, encumbered, 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, 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 and effect, so that such conveyance or other instrument was executed in accordance with the trust conditions and limitations contained in this Indenture and in said Trust Agreement, or in all amendments thereto, if any, and binding upon all beneficiaries hereunder, so that said Trustee, or any successor in trust, may duly authorize and empower to execute and deliver every such deed, trust deed, mortgage, or other instrument and do all the conveyance and to make a conveyance or conveyances in trust that such success 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 fee 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 any of their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Indenture and Trust Agreement or any amendment thereto or for injury to persons 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 then beneficiary and 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 organizations whomsoever 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 them or any of them shall be only in the earnings, assets and proceeds accruing from the sale of 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 the earnings, assets and proceeds thereof as aforesaid, the intention hereby 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 not to file a 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 each case made and provided.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor S. aforesaid ha.VE. hereunto set. their hand. and seal. S. this 25th day of JULY 19 90. Carrie L. Fiduccci [SEAL] Sheril B. King [SEAL]

STATE OF Illinois; I, MAE-JEANNE H. GILL, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Carrie L. Fiduccci and Sheril B. King

personally known to me to be the same person S. whose name S. 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 NOTARY seal this 25th day of July A.D., 19 90. MAE-JEANNE H. GILL Notary Public

My commission expires 11/6/93

American National Bank and Trust Company of Chicago Box 221

"OFFICIAL SEAL" MAE-JEANNE MCGILL For information only insert street address, PUBLIC STAMP of Ill. on above described property. My Commission Expires 11/6/93

This space for affixing Riders and Revenue Stamp

Document Number 90371673

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