

30377652

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Raymond Gorski, a single man, 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, Conveys and Warrants 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 20th day of July, 1990, and known as Trust Number

the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 3253 South Racine Avenue, Chicago, Illinois 60608

P.I.N.: 17-32-216-009, Volume 522

COOK COUNTY RECORDER
#1955 G *-90-377652

179099 TRAN 2810 08/06/90 09:35:00
\$13.25 DEPT-01 RECORDING

30377652

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 such subdivisions or parts thereof, to make all reasonable expenditures deemed necessary to convert to and to grant options to purchase, to sell on long term or to convey either title or interest in any part of said real estate or any part thereof to a successor or successor in interest, to such successor in interest in trust, all of said real 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 reservation, by leases 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 100 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, relating to said real estate, to make any sale, exchange, assignment, transfer, or otherwise, lease or otherwise, to any person or persons, to purchase the whole or any part of said real estate, and to contract respecting the manner of fixing the amount of present or future rentals or partition or to exchange any 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 easement 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 do, in 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 respect 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 to 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 his officers 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 Register of Titles of said county, of the validity, regularity, genuineness and due execution of such deed, trust deed, mortgage, lease or other instrument, and every person so dealing with the said real estate, by this instrument, and by said Trust Agreement, was in full force and effect, and that such conveyance or other instrument was executed in accordance with the trusts contained and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries hereunder, 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 (d) that the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed, are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of 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 Trustees, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about any 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 will all such liability being hereby waived, released and discharged by the contract, obligation or indebtedness incurred or entered into by the Trustee in connection with this instrument, in the same manner as the then existing or future laws of the State of Illinois, and such instrument was executed in full, having been duly appointed for such purpose, or at the request 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 who benefit 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 premises, walls 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 writings, walls 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 to for simple, to 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 Register of Titles is hereby directed not to register or not to file 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 on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has hereunto set his hand, and

seal this 31st day of July, 1990.

Raymond Gorski [SEAL] [SEAL]
Raymond Gorski [SEAL] [SEAL]

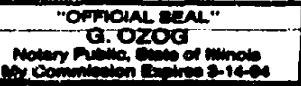
STATE OF Illinois, G. OZOG, a Notary Public in and for said
COUNTY OF Cook, County, in the State aforesaid, do hereby certify that

RAYMOND GORSKI, a single man

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 . . . he . . . signed, sealed and
delivered the said instrument as . . . his . . . 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 notarial seal this 31st day of July, A.D. 1990.

My commission expires 3/14/94



Exempt under Chapter 120, Paragraph 1004, Section 4(e) of the Illinois Real Estate Transfer Tax Act. August 6, 1990, typew. Orlane Pfeiffer, Clerk of Revenue Stamps
This stamp is for record only.

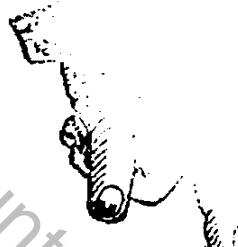
30377652

RECORDED

1325

UNOFFICIAL COPY

Property of Cook County Clerk's Office



Kingsbury Detention /
- Gertrude P. Schwartz,
200 E. Randolph,
Chicago, ILL.

253506

UNOFFICIAL COPY

9 0 3 7 7 5 5 2

EXHIBIT A

Legal Description

LOT 11 IN THE COUNTY CLERK'S DIVISION OF BLOCK 5 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1878, AS DOCUMENT NUMBER 178410, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3253 South Racine Avenue, Chicago, Illinois 60608

P.I.N.: 17-32-216-009, Volume 522

90377652