

Form 101 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Steven Hirsch, married to Paula Hirsch, and Rosalie Hirsch, a widow 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 Eighth day of July 19 71, and known as Trust Number 75880, the following described real estate in the County of Cook and State of Illinois, to wit:

13-12-103-056 13-12-103-055

Lots 1143 and 1149 in William H. Britigan's Budlong Woods Golf Club Addition No. 4, being a Subdivision of that part of the North Half (N 1/2) of the North West Quarter (NW 1/4) of Section Twelve (12), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian lying East of the Northeasterly right of way line of the Sanitary District of Chicago (except the North 13 feet thereof) taken for Bryn Mawr Avenue,

91450958

Exempt under Real Estate Transfer Tax Act Sec. 4 Pa. 1-3-71 & Cook County Ord. 55101 Par. 1

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 vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, in grant or to purchase, to sell or any part thereof, to lease, 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, title, powers and authorities vested in said Trustee, to charge, to dedicate, to mortgage, to 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 of years, and to renew or extend leases upon any terms and for any period or periods of time and to alter, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases, to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract respecting the manner of fixing the amount of present or future rentals, in partition or to exchange said real estate, or any part thereof, for other real or personal property, to settle easements or charges of any kind, to release, convey or assign any claim, title or interest in or about or pertaining 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 the 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 including the Register 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, and 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 thereof, if any, 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 all of the conveyance it made in a successor or successor in trust, that such successor or successor in trust has 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 liabilities 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 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 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 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, 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 as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the distribution hereof being to wit in said American National Bank and Trust Company of Chicago the entire less any reasonable 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 Register of Titles is hereby directed not to register or file in or 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 such 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hands and seal on this Thirtieth day of July 19 91.

Rosalie Hirsch [REAL] Steven Hirsch [REAL] Paula Hirsch [REAL]

STATE OF Illinois, County of Cook, I, Steven Hirsch and Paula Hirsch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rosalie Hirsch,

Notary Public, State of Illinois, My commission expires 03/08/94, seal this 30th day of July A.D., 19 91, Notary Public

American National Bank and Trust Company of Chicago Box 221

2914 W. Gregory St., Chicago, IL. For information only insert street address of above described property.

1329

Document Number

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DEPT-01 RECORDING \$13.29
T#2222 TRN 7061 08/30/91 14:40:00
#6754 # B * -91-450958
COOK COUNTY RECORDER

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STEVEN HIRSCH
2914 W GREENPARK ST.
CHICAGO, IL 60625

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