

91631671

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THIS INDENTURE, made this 26th day of November, 19 91, between STANDARD BANK AND TRUST COMPANY, a corporation organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement, dated the 12th day of June, 19 86, and known as Trust Number 10440, party of the first part, and Standard Bank and Trust Company

as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of Nov. 19 90, and known as Trust Number 12802, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00)

Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 1 IN BLOCK 75 IN WASHINGTON HEIGHTS A SUBDIVISION OF SECTION 18, 19 AND 20 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25 19 26 019

COMMON ADDRESS: 11300 S. CHURCH - CHICAGO, IL 60643

I hereby declare that the attached deed represents a transaction exempt from the Cook County Real Estate Transfer Tax and Section 200.1-2B6 of said ordinance.

RECORDED IN BOOK 16 91631671

together with the tenements and appurtenances thereto belonging

TO HAVE AND TO HOLD the said real estate with the appurtenances unto the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to sign directly to the Trustee granted and used herein, and of every other power and authority therewith enabling. This deed is made subject to the liens of all trust deeds and of mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, and part of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its duly authorized Officer, the day and year first above written.

STANDARD BANK AND TRUST COMPANY as Trustee, as aforesaid, and not personally.

By BRIDGETTE W. SCANLAN, Trust Officer & Assistant and JAMES J. MARTIN, JR., Trust Officer

STATE OF ILLINOIS COUNTY OF COOK

Subscribed and sworn to before me this 26th day of November, 1991, by Bridgette W. Scanlan & James J. Martin, Jr., Trust Officers, and I, the undersigned, a Notary Public in and for the State of Illinois, in full view of the parties and in full view of the public, and I certify that they are the duly authorized officers of the said Standard Bank and Trust Company, and that they are qualified to execute the foregoing instrument.

This instrument prepared by Diane Nolan Standard Bank and Trust Company 2400 West 95th Street Evergreen Park, IL 60642

Given in my hand and Notary Seal

November 26, 1991

NAME Standard Bank and Trust Co. ADDRESS 2400 West 95th Street CITY Evergreen Park, IL 60642 INSTRUCTIONS OR

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

RECORDERS OFFICE BOX NUMBER

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Section 4. of the Real Estate Transfer Tax Act...

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# UNOFFICIAL COPY

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 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 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 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 demise 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 leases and to grant options to lease and option to renew leases and options to purchase the whole or any part of the reversion 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 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 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 (including the Registrar of Titles of said Trust) relying upon or claiming under any such conveyance, lease or other instrument, as from the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect; (b) if 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 thereto, it any, and binding upon all beneficiaries hereof; (c) 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 that the conveyance 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 the, his or her predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 Trust Agreement or any amendment thereto, or for injury to person 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 beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and no individual (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, avails 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 in said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee 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 note in 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.

Property of

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