

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Amelia T. Collins, Augusta Thompson, Daisy T. Williams and Odessa Thompson of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND 00/100 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 15th day of January 1991, and known as Trust Number 113565-08 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 37 in Block 17 in Cronell, a Subdivision in Section 26 and 35, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING \$13.29  
T41111 TRAN 0118 03/15/91 13:32:00  
#1333 # A \*-91-118601  
COOK COUNTY RECORDER

Commonly known as 7225 South University Avenue, Chicago, Illinois.

PI - 20726-114-011-0000 J1118601

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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to locate any subdivision or part thereof, and to resubdivide said real estate as often as desired, in 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, title 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 on any lease or period 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 less or to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and in contract respecting the manner of filing 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 grant or accept on changes of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, 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 deed have been complied with, or be obliged to inquire into the authority, honesty or expediency of any act of said Trustee, or be obliged or preferred to insert 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 the same claiming under any such conveyance, lease or other instrument, (a) 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, (b) 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, (c) that said Trustee, or any successor in trust, was duly authorized and empowered in events and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor in trust, that such successor or successor 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 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, said Trust Agreement or any amendment thereto, or for inquiry in 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 satisfied 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 not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except in so far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof). All persons and corporations whatsoever 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, rents 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 ever acquire title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, rents 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 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 encumbered, the Registrar of Titles is hereby directed not to register or file in the certificate of title or duplicate thereof, or memorial, the words "in trust," or upon execution, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release 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 he, hereunto set his hand, and

seal, this 15th day of January 1991.  
Amelia T. Collins (SEAL) Daisy T. Williams (SEAL)  
Odessa Thompson (SEAL) Augusta Thompson (SEAL)

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss. Amelia T. Collins, Augusta Thompson, Daisy T. Williams and Odessa Thompson a Notary Public in and for said County, in the State aforesaid, do hereby certify that

personally known to me to be the same person S whose name S are they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they

delivered the said instrument as a 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 this 15th day of January 1991.  
Glenn T. Chertkow  
Notary Public, State of Illinois  
My Commission Expires Feb. 29, 1992

My commission expires Feb. 29, 1992

Pat. 3-15-91  
Date  
Document Number  
13:00  
mail

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1098116



Glenn Chertkov  
1525 E 53rd  
Chicago IL 606415