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THIS INDENTURE WITNESSETH, That the Grantor, G & R INVESTMENTS by RICHARD BALIN, d/b/a G & R INVESTMENTS

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), In hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of January 1986, and known as Trust Number 86-01-4909, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 7 in Hayes' Subdivision of Lots 31 to 36, inclusive, in Smith's Subdivision of the East 158.4 feet of Blocks 3, 4, 9 and 10 in Tyrroll, Barrett and Korfoot's Subdivision of the East Half of the Southeast Quarter, lying North of Lake Street, in Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 16-11-411-008

Commonly known as 3341 W. Walnut, Chicago, IL 60624

13.00

SUBJECT TO

This property does not constitute homestead in grantor

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 and to vacate any subdivision or part thereof, and to redivide and real estate as often as desired, to contract to sell, to grant options to purchase, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust, all to wit: 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 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 leases 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 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 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 purposes and considerations as it would be lawful for any person owning the same to deal with the same, together similar to or different from the ways and purposes specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, 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, (a) that at the time of the delivery thereof the trust created by this Indenture and the 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 the Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 (d) if 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, 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 the Deed or said 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 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 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 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, 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 to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest said The Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate aforesaid.

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 any note in, the certificate of title or duplicate thereof, or memorial, or any other instrument, or upon condition, or with limitations, or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land is in accordance with the true intent and meaning of the trust.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 15th day of March 1991 G & R INVESTMENTS

This instrument prepared by: RICHARD D. GLICKMAN (SEAL) BY: Richard Balin (SEAL) Richard Balin, d/b/a G & R Investments (SEAL)

State of Illinois) ss. RICHARD D. GLICKMAN, Notary Public in and for said County of Cook) the state aforesaid, do hereby certify that G & R INVESTMENTS by RICHARD BALIN, d/b/a G & R INVESTMENTS

OFFICIAL SEAL RICHARD D. GLICKMAN Notary Public State of Illinois My Commission Expires 02/29/91

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 15th day of March 1991

BOX 333

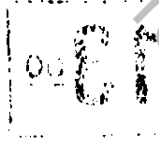
Midwest Bank and Trust Company Elmwood Park, Illinois

3341 W. Walnut Chicago, IL 60624

For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 1.00 2220 REAL ESTATE TRANSACTION TAX 05.50 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 91129266

UNOFFICIAL COPY



COOK COUNTY CLERK

1991 MAR 22 PM 2:11

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