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Form 101 Rev 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JOHN K. BROWNE, A Bachelor, 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 15th day of April, 1991, and known as Trust Number 113738-00 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Commonly known as Unit 311, 511 West Melrose, Chicago, Il. 60657.

Permanent Real Estate Index No.: 14-21-314-054-1036.

13.00

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes herein and in hereunto set forth

Full power and authority is hereby granted to said Trustee to improve, enlarge, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, to redivide 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 subdivide 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 dedicate, to dedicate to mortgage, to mortgage or otherwise encumber said real estate, or any part thereof, to lease and 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 demise the term of the 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 leasing the amount of present or future rentals, to partition or to exchange said real estate or any part thereof, to grant easements, to grant easements in charge 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 other considerations as it would be lawful for any person owning the same to do, 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 in 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 claiming the Register of Titles of said County relying upon or claiming under any such conveyance, lease or other instrument, as 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 trust conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, and that said Trustee or any successor in trust was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and that if the conveyance is 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 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 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 said Trust Agreement or any amendment thereto, or for injury to person or property happening to or about said real estate, 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 Trust, and beneficiaries under said Trust Agreement as their attorney in fact hereby irrevocably appointed for such purposes, 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, whatsoever and whatever shall be charged with notice of this condition from the date of the filing or record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, any of them shall be only in the earnings, assets 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 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 to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note 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 or benefit under and by virtue of any and all Statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, John K. Browne, hereunto set his hand and seal, this 24th day of April, 1991.

John K. Browne (Seal) JOHN K. BROWNE (Seal)

STATE OF ILLINOIS, County of COOK, I, Arnold M. Schwartz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN K. BROWNE, A Bachelor,

is 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 executed the same 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 seal this 24th day of April, A.D. 1991. OFFICIAL SEAL ARNOLD M. SCHWARTZ NOTARY PUBLIC, STATE OF ILLINOIS

My commission expires 11/15/94

STATE OF ILLINOIS DEPARTMENT OF REVENUE REAL ESTATE TRANSACTION TAX 0.525% 165.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 1.75% 175.00 TOTAL TAX 340.00

American National Bank and Trust Company of Chicago Box 221 Unit 311, 511 W. Melrose Chicago, Illinois 60657 For information only insert street address of above described property.

UNOFFICIAL COPY

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LEGAL DESCRIPTION RIDER:

Unit Number 311 in the 511 West Melrose Condominium, as delineated on a Survey of the following described real estate: That part of Lot 2 and all of Lot 3 in George Van Hollens Subdivision of part of the North 1/2 of Lot 2 of the Assessors Division of Lots 27 and 28 in Pine Grove in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at the North West Corner of Lot 3 aforesaid thence running East on the North line of said Van Hollens Subdivision aforesaid 61 feet and 6 inches thence in a Southeasterly direction to a point in the South line of Lot 2 aforesaid 69 feet East of the South West corner of said Lot 3 thence West on the South line of said Lots 2 and 3 to the South West corner of said Lot 3 thence Northerly along the West line of said Lot 3 to the point of beginning, in Cook County, Illinois; which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 25716402; together with its undivided percentage interest in the common elements.

ALSO:

Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

Commonly known as Unit 311, 511 West Melrose, Chicago, Illinois 60657.

Permanent Real Estate Index Number: 14-21-314-054-1036.

Subject to existing encroachments, covenants, conditions and restrictions of record; general real estate taxes for 1990 and subsequent years; Declaration of Condominium recorded as Document No. 25716402; Illinois Condominium Property Act; first mortgage recorded as Document No. 89081778 (and assigned by Assignment recorded as Document No. 89081779); and existing Lease.

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Property of Cook County Clerk's Office