

C14 26473 2073

THIS INSTRUMENT WITNESSETH THAT THE GRANTOR, GENEVA PARTNERS, INC., an IL corp., of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100-----dollars (\$ 10.00-----), on hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and Warrant to 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 10th day of May, 19 91, and known as Trust Number 113874-04 the following described real estate in the County of Cook and State of Illinois, to wit:

lot 7 in Block 2 in C. T. Yerke's Subdivision of Blocks 33 to 36 and 41 to 44 of Executor's W. E. Jones' Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

91240929

TAX NUMBER: 14-19-314-007

Street Address: 3443 N. Hoyne, Chicago, IL

COOK COUNTY RECORDER

#8483 # 13 * 91-240929

7#2222 TRRN 0690 5/21/91 12:39:00

PERT-01 RECORDING

TO HAVE AND TO HOLD the above premises unto the trustee, and for the uses and purposes herein set in said Trust Agreement

Full power and authority is hereby granted by said Trustee to remove, lease, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to public use, to make any subdivision or part thereof, and to partition said real estate as often as desired, to contract to sell to grant options to purchase, to sell to any terms, to convey either with or without reservation to others said real estate or any part thereof to a successor or successors in trust and to grant, lease, mortgage or otherwise dispose of said real estate or any part thereof, to have said real estate, or any part thereof, in possession or reversion, by lease, to commence in present or in future, and upon any terms, under any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to make of said real estate upon any terms and for any period or periods of time and for any other charge or liability, lease and to make and prosecute 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 premises and to contract concerning the number of units, the amount of present or future rentals, to partition or to change said real estate or any part thereof, for either real or personal property, to grant easements or charges of any kind, to release, convey or grant 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 should be lawful for the parties to carry 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 obligated to see that the application of any purchase money, rent or money borrowed or advanced on said real estate or on any part thereof, or to see that the terms of this deed have been complied with or be obliged to inquire into the authority, capacity or expediency of any act of said Trustee or his successor in trust, or to be obliged to inquire into any of the terms of said Trust Agreement and every deed, lease, mortgage, lease, other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person, including the Registrar 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 terms of the trust created by this instrument and by said Trust Agreement was in full force and effect, the fact that any conveyance or other instrument was executed in violation with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement or in all instruments thereof, if any, and binding upon all beneficiaries, if transfer, by 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 successor in trust, that such successor in trust has been properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the 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 mortgage or successor 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 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 the holder of the then beneficially under said Trust Agreement as their attorney in fact hereby irrevocably appointed for such purposes or at the direction of the Trustee in its own name, as Trustee of an express trust, 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 its actual possession at the time shall be applicable for the payment and discharge thereof. All persons and corporations, successors and whomever, shall be charged with notice of this condition from the date of the filing and 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 rentals, 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 as aforesaid the interests hereunder 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 in 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 statute of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

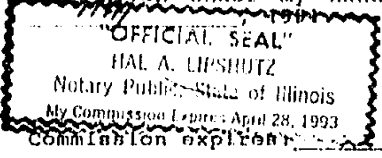
In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal, this _____ day of _____, 19____.

Attest *Paula Bartkowiak* (SEAL) By: *Pamela Bartkowiak* (SEAL) GENEVA PARTNERS, INC. Pamela Bartkowiak, President

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, HAL A. LIPSHUTZ, a Notary Public in and for said County in the State aforesaid, do hereby certify that PAMELA BARTKOWIAK, President of GENEVA PARTNERS, INC., an Illinois corporation, and PAMELA BARTKOWIAK, Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and sealed such instrument as their own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and official seal, this 21 day of _____, 19____.



BOX 15

Notary Public

Handwritten signatures and notes on the right side of the document, including a large signature and the word "ORDINANCE".

Document Number

1300