

DEED IN TRUST

108-9 - 4 Bond Sale 10/1/92

and Farzaneh M. Nahavandi

91382093

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH THAT THE GRANTOR, S. Abbas Saeedi Fard and Farzaneh M. Nahavandi, his wife 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 24th day of July, 19 91, and known as Trust Number 114266-08 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 31 (except the East 15.52 feet thereof) in George E. Nixon and Company's Niles Center Garden Subdivision Addition to Howard, Lincoln and Cicero, a Subdivision of part of the South East 1/4 of Section 28, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois commonly known as 7555 N. LeClaire, Skokie, Illinois 60077.
Tax No. 10-28-401-049-0000

91382093

prepared by, and return to:
Robert O. Gordon
205 W. Randolph #2201
Chicago, IL 60606

COOK COUNTY RECORDER

*9824 E * 91-382093

15555 TRAM 541 07/30/91 11:04:00

DEPT OF RECORDING

TO HAVE AND TO HOLD with the appointment 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 any subdivision or part thereof, to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase to sell or any other interest in said real estate, 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 leaves to terminate 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 the years, and to renew or extend leases upon any terms and for any period or periods of time and to assign, transfer or subdivide and the terms and provisions thereof at any time or times hereafter, to contract to make loans 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 respecting the manner of fixing the amount of present or future rentals to partition or to exchange said real estate or any part thereof with other real or personal property to grant easements or charges of any kind to release claims or assign any right, title or interest in or about or to contract appointment to said real estate or any part thereof, and in that 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 moneys borrowed or advanced in 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 county, relying upon or claiming under any such conveyance, lease or other instrument, so 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, 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, and all amendments thereto, and binding upon all beneficiaries thereunder, so 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 all of 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, right, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition 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 thereof, 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 in the name of the then beneficiary 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 not individually and the Trustee shall have no obligation, whatsoever with respect to any such contract, obligation or indebtedness except only insofar 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 whatever shall be charged with notice of this condition from the date of the filing 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, assets and proceeds arising from the sale of 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, assets 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 in the certificate of title or duplicate thereof, or in the index, the words "in trust" or upon condition, or "with limitations" or words of similar import, in accordance with a statute to such case made and provided.

And the said grantor S. 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, S. aforesaid have hereunto set their hand, S. and seal, S. this 24th day of July, 19 91.

ABBA SAEEDI FARD [SEAL] FARZANEH M. NAHAVANDI [SEAL]

STATE OF ILLINOIS, I, Gail M. Dizonno, a Notary Public in and for said County of COOK, County in the State aforesaid, do hereby certify that Abbas Saeedi Fard and Farzaneh M. Nahavandi, his wife

personally known to me to be the same person, S. whose name S. are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 the 24th day of July, 1991.

My commission expires October 6, 1993

July 1991
GAIL M. DIZONNO
Notary Public, State of Illinois
My Commission Expires Oct. 6, 1993

American National Bank and Trust Company of Chicago

Box 221

7555 N. LeClaire, Skokie, IL 60077

For information only insert street address of above described property.

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH E OF SECTION 200.1-2B6 OF SAID ORDINANCE.

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Tax Act.

DATE BUYER, SELLER OR REPRESENTATIVE

Document Number 91382093

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UNOFFICIAL COPY

VILLAGE of SKOKIE, ILLINOIS

Economic Development Tax

Village Code Chapter 18

EXEMPT Transaction

Chicago Office

JUL 24/91

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Property of Cook County Clerk's Office