UNOFFICIAL COPY

DEED IN TRUST

(924 7520)

Form 991 Rev 11-71

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JJIR, INC., an Illinois corporation,

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 North LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust

Agreement, dated the 26th day of February 1992, and known as Trust Number 115188-00,

the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

Unit 117 and P-117 in the Renaissance Towers Condominium, as delineated on a survey of the of the following described real estate:

Part of Lots 20 and 21 in Renaissance Subdivision, being a subdivision of part of the Northwest 1/4 of Section 14, Township 42 North, Range 10 East of the third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 26190230 as amended from time to time, together with its undivided percentage interest in the common elements.

COOK COUNTY RECORDING
T63333 TRAN 7070 06/11/92 15:07:00
#9133 # C * -92-
COOK COUNTY RECORDER

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document No. 22955436.

SUBJECT TO: covenants, conditions, restrictions of record, unrecorded easements and taxes for the year 1991 and subsequent years.

RETURN TO BOX 43

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, to vacate any subdivision or part thereof, and to resubdivide 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 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 leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and 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 exchange said real estate, or any part thereof, for other real estate, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement 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 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 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, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, 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 terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) 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 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 may do or omit to do in connection with 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, about or in connection with said real estate, and that every contract, obligation or indebtedness entered into or assumed by said Trustee in connection with said real estate may be asserted against the trust estate only, and that all persons and corporations whomsoever and whatsoever shall look solely to the trust estate for the payment thereof. In the event of conflicting claims or demands with regard to the title to the property or any part thereof, the Trustee may at its election refuse to act in connection therewith until the rights of the parties have been finally determined by a court of competent jurisdiction, and in the event it so elects it may withhold all payments of money or deliveries of property until the rights of the parties have been finally determined by such court of competent jurisdiction, or it may require such parties to execute and deliver to it such instruments as it may deem necessary or desirable to evidence the termination of their rights in the premises.

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 subject to the earlier of (a) the date of the termination of the trust created by this indenture and by said Trust Agreement, or (b) the date of the termination of the trust created by a certain Trust Agreement dated the 26th day of February, 1992 and known as Trust Number 115188-00 of American National Bank and Trust Company of Chicago, the trustee under said trust, or (c) the date of the conveyance of the last remaining parcel of the real estate described in said Trust Agreement, and not to any particular lot, parcel or tract of land in said premises.

If the title to any of the above real estate 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 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 27th day of May, 1992.

JJIR, INC.

By: [signature]

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James K. Schatter, of JJIR, Inc., 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 27th day of May, A.D. 1992.

"OFFICIAL SEAL"
DARLENE CRONK
Notary Public, State of Illinois
My Commission Expires 1/23/93

Notary Public

My commission expires Jan. 23, 1993

American National Bank and Trust Company of Chicago
Box 221

23

For information only insert street address of above described property.

924 7520

Property of Cook County Clerk's Office