

UNOFFICIAL COPY

92514585

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 No. 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 1151BB-00, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: Unit 801 and P-801 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.

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.

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 public use, to lease and to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or to convey with or without consideration, in convey said real estate or any part thereof to a successor or successors in trust and to such successor or successors in trust all of his title, estate, powers and authorities vested in said Trustee, in fee, 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 term 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 lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract concerning the purchase or sale of the real estate, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant, convey or assign any right, title or interest in or about or incident to said real estate or any part thereof, 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, 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 in the application of any purchase money, rent or money borrowed or advanced on said real estate, or to 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 any successor in trust, or be required to inquire into any of the terms of said Trust Agreement, and every deed, lease, mortgage, pledge 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 heirs, assigns and assigns of said Trustee) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trustee executed the same in accordance with the powers and authorities vested in him by the Trust Agreement and in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, and (c) 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 the title or titles hereunder 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 charge 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 or incurred in the name of the Trustee, or in the name of any of its agents or attorneys-in-fact, or in the name of any other person, 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 applied to 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 for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under, then or any of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby assigned to the personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate or any part thereof, but only an interest in earnings, profits and proceeds thereon as aforesaid, the limitation hereof being in full 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 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, and waives, and waives, and waives, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for redemption or homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 28th day of February 1992.

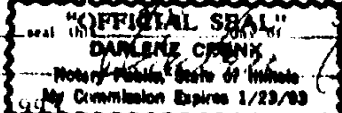
JJIR, INC. By: [Signature]
Attest: [Signature]

STATE OF ILLINOIS, the undersigned, a Notary Public in and for said County of COOK, in the State aforesaid, do hereby certify that

James R. Schaffer, Pres. and Ian Yavitz, Sec. of JJIR, Inc.

personally known to me to be the same person, whose name they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 seal this 23rd day of January, 1992.



My commission expires January 23, 1992. DEPT-01 RECORDING 78444 TRAM 2718 02/14/92 14:35:00 02317 01 92-514585 COOK COUNTY RECORDER

American National Bank and Trust Company of Chicago Box 221

MAIL TO

For information only insert street address of above described property.

Handwritten initials and numbers: 93, R

Vertical handwritten text: INV 39743 (183) MW

Vertical handwritten text: This space for affixing Return and Receiver Stamp

Vertical handwritten text: 92514585

Vertical handwritten text: Document Number

Vertical handwritten text: 983.00

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REVENUE  
31.00

REAL ESTATE TRANSACTION TAX  
REGISTER  
STAMP JUL 11 2022  
15.50

92541535

COOK COUNTY CLERK'S OFFICE  
111 N. WASHINGTON ST.  
CHICAGO, ILL. 60602

OF JAM