

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Marshall Robinson, a Widower 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 1st day of August 1992, and known as Trust Number 115863-03, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 13 in Block 3 in Butler, Cummings and Scully's Subdivision of part of Munson's Addition to Chicago in South East quarter of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 4038 West Arthington, Chicago, Illinois

FIN No. 16-15-414-035

DEPT-01 RECORDING \$25.50
T62222 TRAN 5932 08/07/92 1426100
\$9199 \* - 92 - 585971
COOK COUNTY RECORDER

92585971

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trustee, 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 happen, execute, perfect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacant any subdivision or part thereof, and to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or any terms, to convey with or without restriction, 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 same estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, in any said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease the term of ten years, and to take or cause to be taken any action and to do any act or acts of any kind and in any manner, change or modify leases and the terms and conditions 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, for other real or personal property, to grant easements or interests of any kind, to release, convey or assign any such 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 in trust 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 received or advanced on said real estate, or be obliged to see 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 be obliged or authorized 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, but 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, if any, and binding upon all beneficiaries hereunder, that said Trustee, or any successor in trust, was duly authorized and empowered by statute and delivery every such deed, trust 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 it, 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 successors or successors in trust shall incur any personal liability or be subjected in 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 persons or property happening in or about said real estate, any 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 then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust, but 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 whomsoever and whatsoever 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 them or 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, and all 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 vested, the Registrar of Titles is hereby notified not to register or file any 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 provisions of such laws 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 rights 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 his hand.

seal this June day of 1992
Marshall Robinson
[Signature]
[Seal]

STATE OF ILLINOIS, I, Gwendolyn Bailey, a Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that Marshall Robinson, a Widower

personally known to me to be the same person whose name he is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is 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 1st day of June August, D., 1992

OFFICIAL SEAL
GWENDOLYN BAILEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES

[Signature]
Notary Public

See over

2550

Document Number

Prepared by and MAIL TO  
Herbert H. Fisher  
205 West Wacker Drive, #1000  
Chicago, Illinois 60606

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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Prepared by and Mail To  
**HERBERT H. FISHER**  
ATTORNEY  
SUITE 1000, 205 WEST WACKER DR.  
CHICAGO, IL 60606 346-9880

# UNOFFICIAL COPY

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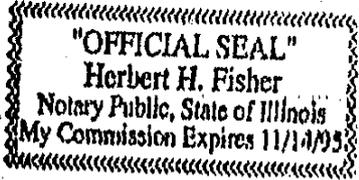
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 1, 1992 Signature: Marshall Robinson  
Grantor or Agent  
Marshall Robinson

Subscribed and sworn to before me by the said Marshall Robinson this 1<sup>st</sup> day of July, 1992.

Notary Public Herbert H. Fisher

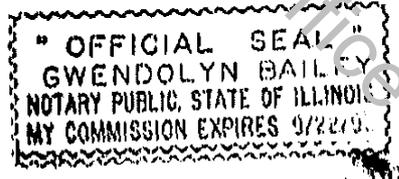


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 1, 1992 Signature: Herbert H. Fisher  
Grantee or Agent  
Herbert H. Fisher

Subscribed and sworn to before me by the said Herbert H. Fisher this 1<sup>st</sup> day of July, 1992.

Notary Public Gwendolyn Bailey



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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