

9267711

FORM 3634

The above space for recorders use only

COOK ID: 018

THIS INDENTURE, made this 20th day of August, 1992, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of January, 1984, and known as Trust Number 61991 party of the first part, and Beverly Trust Company, located at 10312 South Cicero, Oak Lawn, IL 60453

as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of August, 1992, and known as Trust Number 74-2173 party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 10/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

The real estate described in Exhibit A attached hereto and incorporated herein.

SUBJECT TO THOSE MATTERS SET FORTH IN EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN

PROPERTY COMMONLY KNOWN AS: 15812 Peggy Lane, Oak Forest, Illinois

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate the rights and easements for the benefit of said property set forth in the Declaration of Condominium for Shibui South Phase III Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length here in.

PIN: 28-17-416-001

1992 SEP 14 PM 12:21 92677711

278

together with the tenements and appurtenances thereunto belonging. 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.

THE TERMS CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee, grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By: [Signature] VICE PRESIDENT
Attest: [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named [Name] Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association. Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said national banking association caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

This instrument prepared by:

American National Bank and Trust Company
33 North La Salle Street,
Chicago 80600

"OFFICIAL SEAL"
ANNE M. MARCHERT
Notary Public, State of Illinois
My Commission Expires 4/23/94

Date AUG 27 1992

[Signature]
Notary Public

DELIVERY NAME Andrew M. [Signature]
STREET 4114 W. 63rd St.
CITY Chicago, ILLINOIS 60629

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

333

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

PIN: 28-17-416-001

15812 Peggy Lane
Oak Forest, IL

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
Cook County
ESTATE TRANSACTION TAX

92677711

D-1 73-83-833

UNOFFICIAL COPY

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 create 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 present 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 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 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 to exchange said real estate, or any part thereof, for other real or personal property, 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, 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 money borrowed or advanced on 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, (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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) 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 (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 Grantee, 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 thereto, or for injury to person 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 and 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, avails 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, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee 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.

92677711

92677711

00000000

UNOFFICIAL COPY

9 2 6 7 7 7 1 1

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 3 IN SHIBUI SOUTH PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 4 IN OAK VIEW SUBDIVISION OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92582934, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

92677711

92677711

UNOFFICIAL COPY

SECRET

SECRET

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 2 6 7 7 1 1

EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable;
2. Matters caused by the acts of the Purchaser or parties claiming by, through or under the Purchaser;
3. All conditions, stipulations and general exceptions contained in the Title Commitment and/or the Owner's Policy;
4. Matters over which the title company is willing to issue a policy modification endorsement;
5. Building lines and building laws and ordinances;
6. Zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use;
7. Visible public and private roads and highways;
8. Easements for public utilities which do not underlie the improvements on the property;
9. Other covenants and restrictions of record which are not violated by the existing improvements upon the property;
10. Party wall rights and agreements;
11. Existing leases or tenancies, if any;
12. Public utility easement as shown on the plat of subdivision recorded March 21, 1978 as Document No. 24371211.
13. Easement and other rights as created by Grant to the Commonwealth Edison Company and Illinois Bell Telephone Company recorded April 9, 1986 as Document No. 86136346.
14. Contract for regulation of parking all motor vehicles, traffic regulations and enforcement of city ordinances recorded March 2, 1990 as Document No. 90105131, made by and between the City of Oak Forest and Shibui South Apartments, etc.
15. Terms and provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership for Shibui South Phase II Condominium, as amended.
16. Limitations and conditions imposed by the Illinois Condominium Property Act.

92677711

UNOFFICIAL COPY

05055311

Property of Cook County Clerk's Office