

UNOFFICIAL COPY

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 115188-00, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: Unit 414 and P- 414 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 covenants, 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 in vacant lots, to subdivide or part thereof, and to redivide said real estate as often as desired, to contract, to sell, to grant options to purchase or 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 locate, 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 possession or to 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 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 reversion and to contract respecting the amount of future rentals, to partition or to exchange said real estate, 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 connected with 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 do 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 any part thereof, or to see that the terms of the 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 any 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. (b) that at the time of the delivery thereof the trust created by said indenture and by said Trust Agreement was in full force and effect, (c) that such conveyance or other instrument was executed in accordance with the title, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries (hereinafter), (d) 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 (e) 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 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 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, 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 shall be entered into by it in the name of the then beneficiaries under said Trust Agreement as their agents-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 applied to the payment and discharge thereof). All persons and corporations whatsoever 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, profits 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, profits and proceeds thereof as aforesaid, the location 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 record 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 the completion or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, JJIR, INC., aforesaid has hereunto set its hand and seal this 28th day of February, 1992. Attest: [Signature] Notary Public, State of Illinois.

STATE OF ILLINOIS, the undersigned, a Notary Public in and for said County of COOK, 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 names 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 giving under and subject to the right of homestead. BARLENE CRONK, Notary Public, State of Illinois, My Commission Expires 1/23/93. 8th day of September, A.D., 1992. My commission expires January 23, 1993.

INV 40537 (1284) MR

This space for signing Riders and Revenue Stamps

92702564

Document Number

American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

2350

UNOFFICIAL COPY

Record in Book 11

THE STATE OF ILLINOIS
 COUNTY OF COOK
 IN SENATE
 JANUARY 11, 1900
 REPORT OF THE COMMISSIONER OF LAND AND MINES
 CONCERNING THE LANDS BELONGING TO THE STATE OF ILLINOIS
 IN THE COUNTY OF COOK

THE FOLLOWING DESCRIBED PARCELS OF LAND BELONGING TO THE STATE OF ILLINOIS
 IN THE COUNTY OF COOK ARE HEREBY OFFERED FOR SALE TO THE HIGHEST BIDDER
 AT PUBLIC AUCTION ON WEDNESDAY, JANUARY 18, 1900, AT 10 O'CLOCK A.M.
 AT THE COURTHOUSE IN CHICAGO, ILLINOIS.

PARCELS 1st and 2d. In the Township of North Branch, County of Cook, Illinois,
 containing 100 acres of land, more or less, situated in the North Branch
 Township, County of Cook, Illinois, and being a part of the land
 described in the following described plat:

Part of Lot 20 and 21 in Township 2 North, Range 3 East, 2d E. of 1st N. of
 Section 14, Township 2 North, Range 3 East, 2d E. of 1st N. of
 County 11th, which convey to the State of Illinois, and being a part
 of the land described in the following described plat:

PARCELS 3d and 4th. In the Township of North Branch, County of Cook, Illinois,
 containing 100 acres of land, more or less, situated in the North Branch
 Township, County of Cook, Illinois, and being a part of the land
 described in the following described plat:

Part of Lot 20 and 21 in Township 2 North, Range 3 East, 2d E. of 1st N. of
 Section 14, Township 2 North, Range 3 East, 2d E. of 1st N. of
 County 11th, which convey to the State of Illinois, and being a part
 of the land described in the following described plat:

STATE OF ILLINOIS
 ESTATE TRANSFER TAX
 \$ 1.00

Cook County
 REAL ESTATE TRANSACTION TAX
 \$ 15.00

11281793

RECEIVED
 DEPARTMENT OF LAND AND MINES
 CHICAGO, ILLINOIS

