

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CHICAGO INSURANCE REPAIR COMPANY, 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, Conveys and Warrants 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 October 19 89, and known as Trust Number 109678-00, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 11 AND THE SOUTH 1/2 OF LOTS 10 IN BLOCK 10 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 9, 9, 10, 11, 13, 14, 15 AND LOTS 2, 4 AND 5 IN BLOCK 17 IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 IN CLIFFORD ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 16-01-511-023

Commonly known as: 1012 N. Mozart, Chicago, Illinois 60622

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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 purchase, mortgage, convey and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, to create and subdivide or part thereof, to reconstitute said real estate as often as desired, in contrast to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate as any part thereof to a corporation or to persons in trust and to grant to such corporation or persons in trust all of the title, powers and authorities vested in said Trustee, to donate, to dedicate to charitable purposes or otherwise to grant or convey said real estate or any part thereof, from time to time, in possession or execution, by lease in fee simple, in fee simple and term, and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and in term or term or terms and for any period or periods of time and to amend, change or modify lease and the terms and provisions thereof at any time or times hereafter, in contrast to make, lease and to grant options to lease and options to renew lease and options to purchase the whole or any part of the premises and to transmit possession, the income or profits or the amount of benefit or future profits in exchange for said real estate, or any part thereof, for other real or personal property, to grant or convey or otherwise to charge or encumber, to sell, to release, to assign, to give, to give or interest in or about or equipment connected to said real estate or any part thereof, to deal with said real estate and term, to do their best to do their best, 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 uses 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, be held liable or discharged by said Trustee, or any successor in trust, by obligation in law, by the application of any purchase money or other moneys advanced or advanced on any real estate, or by the terms of this deed, have been complied with, or be charged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or compelled 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 party, including the Registrar of Titles of said County, relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the Trustee created by this Indenture, and by said Trust Agreement, was in full legal and effect, and 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 thereof, and binding upon all beneficiaries thereof, and that said Trustee or any successor in trust, was duly authorized and empowered to create and deliver such deed, trust deed, lease, mortgage or other instrument, and that if the responsibility 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 mortgage is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or a Trustee, nor its successor or successors in trust shall incur any personal liability as to be subjected to any claim, judgment or charge for anything in or by or for 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 amendments thereof, or for injury to persons or property dependent on 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 incurred and incurred in the name of the Trustee, under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 released 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, any of them shall be only in the earnings, profits and proceeds arising from the sale of any other disposition of said real estate, and such interest is hereby declared to be a 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 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 registered, the Registrar of Titles is hereby directed not to register 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, releases and conveys, and all right or benefit under and by virtue of any and all statutes in the State of Illinois, providing for redemption of homesteads from sale in execution of a judgment.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 27th day of October, 1989.

CHICAGO INSURANCE REPAIR COMPANY
(NAME OF CORPORATION)
IMPRESS
CORPORATE SEAL
HERE
BY Kevin M. Schierer PRESIDENT
ATTEST Jack Weiner SECRETARY
JACK WEINER

This transaction is an exempt transaction under the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

Received and Return To:
Mark A. Weber
Schwartz Capital Kuls & Gaynor
30 S. Clark St. Suite 1100
Chicago, Illinois 60603

By: [Signature]
Jan Hansen

73-35-630, DZ, MEM

This space for filing Riders and Revenue Stamp

92743796

Document Number

UNOFFICIAL COPY

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 Kevin M. Schlorer personally known to me to be the President of the Chicago Insurance Repair Company, an

Illinois corporation, and Jack Weiner personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of October 1959

Commission expires _____ 19____
My Commission Expires Jan. 28, 1960

Anna M. Hanitz
NOTARY PUBLIC

Property of Cook County Clerk's Office

Renald J. [unclear]

25473300

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STATEMENT BY GRANTOR AND URANTEE

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.

Dated 9-18, 1992 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said JACK WEINER this 18th day of SEPTEMBER, 1992.

Notary Public [Signature]



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 9-18, 1992 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JACK WEINER this 18th day of SEPTEMBER, 1992.

Notary Public [Signature]



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.

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

92743796

UNOFFICIAL COPY

STATE OF ILLINOIS

IN SENATE, January 11, 1900.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, CONCERNING THE SALE OF THE PUBLIC LANDS IN THE STATE OF ILLINOIS, UNDER THE ACT OF MARCH 27, 1879.

Property of Cook County Clerk's Office

My Commission Expires 02/27/00
Notary Public, Cook County, IL
Stewart H. Heston
OFFICIAL SEAL

The following is a list of the public lands in the State of Illinois, as shown on the maps of the State of Illinois, prepared by the Department of the Interior, under the Act of March 27, 1879, and as shown on the maps of the State of Illinois, prepared by the Department of the Interior, under the Act of March 27, 1879, and as shown on the maps of the State of Illinois, prepared by the Department of the Interior, under the Act of March 27, 1879.

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