

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, City Lands Corp. a Delaware corporation of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00 ), in hand paid, and ~~the sum of~~ receipt of which is hereby duly acknowledged, Convey... and ~~with~~ <sup>with claim</sup> 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 21st day of April 19 92, and known as Trust Number 115420-08, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 6, 7, 8, 9 and 10 in Block 2 in Davis Subdivision of Lots 2 and 3 in School Trustees' Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4815 W. Monroe Chicago, Illinois

Permanent Real Estate Tax ID No.: 16-16-205-028-0000

040928-26-3

040928-26-3

040928-26-3

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 of any part thereof, to dedicate parks, streets, highways or alleys in parcels any subdivision or part thereof, and to redivide 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 lease to commence in present or in 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, in contract in whole or in part, 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 annual 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 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, entrusted 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 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 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 State) relying upon or claiming under any such conveyance, lease or other instrument, so 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 hereunder, (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 made in 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 his, 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 instrument hereto, 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, condition or limitation contained or referred to by the Trustee in connection with said real estate may be modified or waived by it in the name of the then beneficiaries under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes, at the election of the Trustee, in its own name, as Trustee or as 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, profits and proceeds arising from the sale of 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 in said real estate or such, but only an interest in earnings, profits and proceeds (herein 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 or issue a certificate of title or duplicate thereof, or memorial, the words "in trust," or upon condition, as "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 laws of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor its hereunto set its hand and seal this 30th day of December 19 92

CITY LANDS CORP., a Delaware corporation

By: Dwinda Bruce  
Its: Development Officer

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK     )

I, JAY GILBERT, a Notary Public in and for the County and State aforesaid, do hereby certify that Susan M. McCann, Senior Vice President of City Lands Corp., a corporation of the State of Delaware, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that as such Senior Vice President, she signed and delivered the said instrument as her 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 notarial seal this 30th day of December, 1992.

Jay Gilbert  
Notary Public  
OFFICIAL SEAL  
JAY GILBERT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXP: 4/12/96

RETURN TO and Prepared by: Jay Gilbert, Esq.  
TO: 479 N. Main Street, Suite 200  
Glen Ellyn, IL 60137

This space for affixing Riders and Revenue Stamp

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 200.1-4B  
OR UNDER PROVISIONS OF PARAGRAPH C SECTION 200.1-226  
OF THE CHICAGO TRANSACTION TAX ORDINANCE

THIS TRANSACTION IS EXEMPT UNDER PROVISIONS OF PARAGRAPH C SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT  
Dwinda Bruce BUYER/SELLER REPRESENTATIVE

92986040

250

# UNOFFICIAL COPY

01000000

COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (773) 304-3000 FAX: (773) 304-3001

092586040

01000000

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (773) 304-3000 FAX: (773) 304-3001

# UNOFFICIAL COPY

9 2 9 3 6 0 4 0

## STATEMENT BY GRANTOR AND GRANTEE

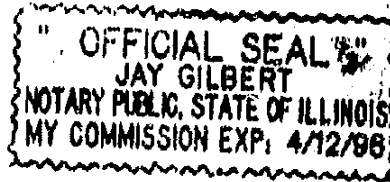
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated December 30, 1992

Linda Brace, Development  
Grantor or Agent officer

Subscribed and sworn to before me  
by the said LINDA BRACE  
this 30TH day of December, 1992

Jay Gilbert  
NOTARY PUBLIC



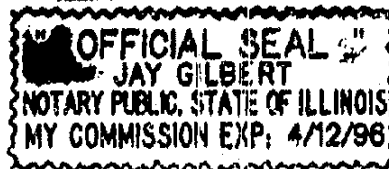
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 30, 1992

Linda Brace, Development  
Grantee or Agent officer

Subscribed and sworn to before me  
by the said LINDA BRACE  
this 30TH day of December, 1992

Jay Gilbert  
NOTARY PUBLIC



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.

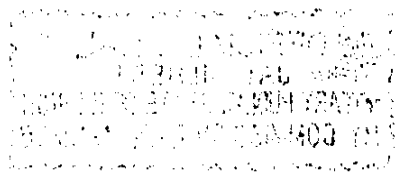
Forms\grntstc.11a

92986040

# UNOFFICIAL COPY

Faint, illegible text at the top of the page, possibly a header or title area.

Property of Cook County Clerk's Office



0/00/000