

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Benji H. Wolken and Gwen P. Wolken, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten 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 3rd day of March, 19 92, and known as Trust Number 115210-02, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit D in 640 West Schubert Street condominium as delineated on survey of the following described real estate: Lots 10 and 11 in Schnell and Watkin's Subdivision being a Resubdivision of lots 7, 8, 9 and 10 in Block 11 in Wrightwood Subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian which survey is attached as Exhibit A to Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as document 27323956 together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number: 14-28-301-024-1004

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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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to remain any subdivision or part thereof, or to partition 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 to trust all of the estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease or otherwise dispose 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 in common, in severalty or in joint tenancy, for any period or periods of time, but extending in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and on 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 order 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 in contract respecting the amount of present or future rentals, in partition or to exchange said real estate, or any part thereof, for other real or personal property, in such amounts, in charges of any kind, to release money or 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 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 respect 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 satisfaction 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 claiming the Register 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 instrument and by said Trust Agreement was in full force and effect, (b) 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, 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 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 successors 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 Indenture, said Trust Agreement or any amendment thereof, or for injury to person or property happening in 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 entered into by it in the name of the then trustee, 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 trustee, 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 as far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof). All persons and corporations whatsoever and whomever 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 the 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 Register of Titles is hereby directed not to register or file 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 grantors hereby expressly waive and release 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 4th day of March, 1992.

Benji H. Wolken (SEAL) Gwen P. Wolken (SEAL) DEPT-01 RECORDING T-1111 TRAN 1967.03/05/92 15:00:00 \$183 A \$92 143931 COOK COUNTY RECORDER

STATE OF Illinois, County of Cook, do hereby certify that Philip E. Ruben, a Notary Public in and for said County of Cook, County in the State aforesaid, do hereby certify that Benji H. Wolken and Gwen P. Wolken, his wife

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 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 release and waiver of the right of homestead.

GIVEN under my hand and official seal this 3rd day of March, 1992. PHILIP E. RUBEN, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 3/28/92

Notary Public

Transaction exempt pursuant to Section 4, Paragraph "E" of the Illinois Real Estate Transfer Tax Act and Section 200.1-2B6, Paragraph (e) of the Chicago Transaction Tax Ordinance. Date: MARCH 5, 1992. Agent: [Signature]

\$25.50

Document Number 0242931

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Property of Cook County Clerk's Office



BENJI WOLKEN
642 SCHUBERT UNED
CHICAGO IL. 60614

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STATEMENT BY GRANTOR AND GRANTEE

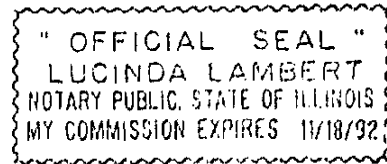
The grantors or their agent affirm that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: March 3, 1992

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent this 3rd day of March, 1992.

[Signature]
Notary Public



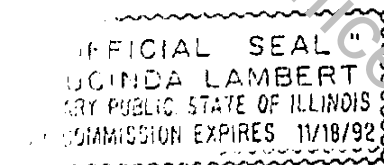
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: March 9, 1992

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent this 3rd day of March, 1992.

[Signature]
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.]

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

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