

86-7827-26-# C # 29864
09:00
231 04/26/92
REC'D
RECORDING DEPT-10-1430

Exempt under Real Estate Transfer Tax Act Sec. 4
& Cook County Ord. 95104 Par. 1
Date 4/26/92
Sign [Signature]

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, P. BRANDT MCCOOL, single never married 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 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 15th day of April 19 92, and known as Trust Number 115425-03 the following described real estate in the County of C O O K and State of Illinois, to wit:

Lot 29 and the East 6 feet of Lot 30 in Gilbert M. Week's Subdivision of part of Block 3 of Laflin, Smith and Dyer's Subdivision in the West 1/2 of the Northeast 1/4 (except the 28/100 acres in the Northeast corner thereof) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

92278798

PERMANENT INDEX NUMBER: 14-20-205-004
COMMONLY KNOWN AS: 1043 W. Dakin, Chicago, IL 60613

'THIS INSTRUMENT' IS EXEMPT UNDER ILL REVISED STAT CH 120 1004(E)

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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 locate any subdivision or part thereof, and to subdivide 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, 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 conditions thereof at any time or times hereafter, to contract to make 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 manner of living 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, 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 do all things which may be deemed necessary and proper 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 be obliged to see to the terms of this Trust Agreement, or any amendment thereto, or to inquire into the authority, necessity or expediency of any act of said Trustee or be obliged or authorized to become liable in any way for the performance 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 any such conveyance, lease or other instrument, and 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, and 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, and in all amendments thereof, if any, and binding upon all beneficiaries hereunder, and 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 that the conveyance in made to a successor or successors in trust, and 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 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 incurred, entered into or incurred in the name of the then beneficiaries under said Trust Agreement or their attorney in fact hereby expressly 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 in as 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, individuals 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, rents 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, rents and proceeds therefrom as aforesaid, the inclusion 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, 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 of 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, P. BRANDT MCCOOL, hereunto set his hand and seal, this 23rd day of April 19 92.

[Signature of P. Brandt McCool] (SEAL)
P. BRANDT MCCOOL (SEAL)

STATE OF ILLINOIS)
COUNTY OF COOK)
I, Patricia Johnson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that P. Brandt McCool, Single never married

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is he signed, sealed and delivered the said instrument as his 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 seal this 23rd day of April A.D., 19 92.
[Signature of Patricia Johnson] Notary Public
My commission expires 12/6/94

OFFICIAL SEAL
PATRICIA JOHNSON
Notary Public
State of Illinois
My Comm. Expires 12/6/94

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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CAROL S BENSIN
2015 N. STATE ST
CHICAGO, IL 60614

UNOFFICIAL COPY

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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 under the laws of the State of Illinois.

Dated 23, 1992

Signature: [Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 23 DAY OF

April, 1992

[Signature]
NOTARY PUBLIC

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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: April 23, 1992

Signature: [Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 23 DAY OF

April, 1992

[Signature]
NOTARY PUBLIC



UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK
DANIEL AKOJA
100 NORTH LAUREL STREET
CHICAGO, ILLINOIS 60602