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DEED IN TRUST

Form 1-1 Rev. 11-71

The above space for recorder's use only

CM 4158 612 (1/1)

THIS DOCUMENT PREPARED BY: EDWIN J. BELZ, ESQ., 4407 NORTH ELSTON AVENUE, CHICAGO, IL 60630

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **JAMES HERBERT**, 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 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 **15TH** day of **OCTOBER** 19 **93**, and known as Trust Number 117576-06, the following described real estate in the County of **COOK** and State of Illinois, to wit:

LOT 12 IN BLOCK 2 IN T. J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: EASEMENTS, RESTRICTIONS, COVENANTS, BUILDING LINES OF RECORD & GENERAL REAL ESTATE TAXES FOR 1993 & SUBSEQUENT YEARS.

PERMANENT INDEX NUMBER: 16-02-302-009

DEPT-01 RECORDING \$23.50
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COOK COUNTY RECORDER

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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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, or to rehabilitate said real estate as often as desired, to contract to sell to grant options to purchase to sell or convey 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 dedicate, to mortgage, to lease, to convey or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in perpetuity or for a term of years, and to execute 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 mortgage, to make loans and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract requesting the grantor, giving the amount of present 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, extend or assign any part, title or interest in or about or connected with said real estate or any part thereof, 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, 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 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 including the Registrar of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument, as 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, 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, as that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and that if the conveyance is made to a successor 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 the first or their predecessor in trust.

This conveyance is made upon the express understanding and intention 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 in or done by or for 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 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 enforceable only by it in the name of the then beneficiaries under said Trust Agreement as their attorney-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 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 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, assets 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 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 or note 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 provisions of the state of Illinois, purporting the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and

Val. the 26th day of October 1993
James Herbert
JAMES HERBERT (REAL) (REAL)
(REAL) (REAL)

STATE OF ILLINOIS, Cecilia Barrios, a Notary Public in and for said County of COOK County, in the State aforesaid, do hereby certify that JAMES HERBERT, SINGLE NEAR 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 signed, sealed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

GIVEN OFFICIAL SEAL seal this 26th day of OCTOBER A.D. 1993
Cecilia Barrios, Jr.
Notary Public, State of Illinois
My Commission Expires Mar. 10, 1994

American National Bank and Trust Company of Chicago
Box 221

1145 NORTH SPRINGFIELD, CHICAGO, IL 60601
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps
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