

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JJJR, INC., 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, 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 26th day of February 1992, and known as Trust Number 115188-00, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:
Unit 606 and P- 606 in the Renaissance Towers Condominium, as delineated on a survey of the of the following described real estate:

Part of Lots 20 and 21 in Renaissance Subdivision, being a subdivision of part of the Northwest 1/4 of Section 14, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 26190230 as amended from time to time, together with its undivided percentage interest in the common elements.

PARCEL 2:
Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as Document No. 22955436.

SUBJECT TO: covenants, conditions, restrictions of record, unrecorded easements and taxes for the year 1991 and subsequent years.

TO HAVE AND TO HOLD the said real estate with the covenants, 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 execute, manage, convey and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to public use, to substitute or sell the said real estate or any part thereof, to contract to sell or grant to purchase to sell an 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, in whole, in part, in addition, in addition, to sell, lease, mortgage or otherwise dispose of said real estate, or any part thereof, in lease, hold, sell, or any part thereof, from time to time, in possession or reversion, by lease in perpetuity or for years, 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 issue or cause to issue 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 conformity with the trusts and purposes to lease and to make in and to make in and to purchase the whole or any part of the real estate and to contract, execute, the in order of filing the amount of present or future rents, in addition to the amount of said real estate, or any part thereof, for other real or personal property, or any estate or interest therein, or any 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, restricted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any proceeds money, real 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 any successor in trust, in relation to said real estate, or any part thereof, or any 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. (2) 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; (3) 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 parties thereto; (4) 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 (5) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been duly 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 civil judgment or decree for anything if 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 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 liability incurred or entered into by the Trustee in connection with said real estate to be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appoints for such purpose, 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 liability incurred or entered into so far as the trust property and funds in the actual possession of the Trustee shall be available 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 by or through them or any of them shall be only in the earnings, profits and proceeds accruing from the sale or any other disposition of said real estate, and such interest is to be derived in 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 and the interest herein being to rest in said American National Bank and Trust Company of Chicago, the entire legal and equitable title in the simple, in and to all of the real estate here described.

If the title in 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 statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 28th day of February 1992.

JJIR, INC. *[Signature]*
BY: *[Signature]*

STATE OF ILLINOIS } the undersigned } a Notary Public in and for said
COUNTY OF COOK } County, in the State aforesaid, do hereby certify that *[Signature]*
[Signature] Secretary of JJJR, Inc.

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 foregoing instrument freely and voluntarily and for the uses and purposes therein set forth, including the release and waiver of the above stated.

GIVEN under my hand and seal this 28th day of February, A.D., 1992.
Notary Public, State of Illinois
My Commission Expires 4/11/95

American National Bank and Trust Company of Chicago
MAIL TO Box 221

For information only insert street address of above described property.

APV 42233106774

93096262

This space for affixing Stamp and Revenue Stamp

Document Number



93 of 11

29296066

UNOFFICIAL COPY

[Faint, illegible text]

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSACTION TAX

STAMP FEB-5'93



15.50

DEPT-01 RECORDING \$23.50
142222 TRAN 5815 02/05/93 14:43:00
\$5808 * -93-096262
COOK COUNTY RECORDER

29296066