

# UNOFFICIAL COPY

This instrument is not valid unless duly recorded.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **JJIR, 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 heroby duly acknowledged, convey and Warrant unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **38 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 **500** and **P-500** 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 appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement as aforesaid.

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 create any subdivision or plat thereof, and to subdivide said real estate as when or where desired, to contract to sell, to grant options to sell and to grant to such purchaser or purchasers in trust, or to the title, estate, power 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 tenants or in future, and upon any terms and for any periods or portions of time, not exceeding in the case of any lease the term of 10 years, and in case of stated leases upon any terms for any periods or portions of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, in contrast to the terms and conditions of any lease and options to renew leases and options to purchase the whole or any part of the premises and in contrast to the terms and conditions of any lease or future estate, in exchange for said real estate, or any part thereof, for other real or personal property, or for any sums of money, or for any other consideration, or to assign any right, title or interest in or about or to any estate or 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 do with the same, whether similar to or different from the ways herein specified, at any time or times hereafter.

It is the intent of the parties hereto that any person 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, mortgaged or otherwise encumbered by said Trustee or any successor in trust, 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, lease, deed, mortgage, deed or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person including the Registrar of Titles of said county; relying upon or relying under any such mortgage, lease or other instrument, (a) 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 mortgage 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 parties thereto, (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 mortgage is made to a mortgagee or successors in trust, that such mortgagee 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 predecessors 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 assigns in trust shall incur any personal liability or be subjected to any claim, judgment or charge 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 amendment thereto, 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 beneficiary under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed 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 in 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of its 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 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 the beneficiary or beneficiaries shall have any title or interest, legal or equitable, in or to said real estate or such, but only so far as it may be used to pay the earnings, profits and proceeds thereof as aforesaid, the intention thereof being to vest in said American National Bank and Trust Company of Chicago the 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 certificate thereof, or necessary, 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**, 19**92**

(SEAL) **JJIR, INC.**  
(SEAL) BY: *[Signature]* (SEAL)

STATE OF **ILLINOIS**, the undersigned, a Notary Public in and for said County of **COOK**, in the State aforesaid, do hereby certify that **James A. [Signature]** of **JJIR, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of the undersigned.

GIVEN under my hand and seal this **28th** day of **February**, A.D., 19**92**  
**ROCHELLE STANTON**  
Notary Public, State of Illinois  
My Commission Expires 4/11/93

My commission expires \_\_\_\_\_

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

For information only insert street address of above described property.



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420 422 22 18 27 100

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# UNOFFICIAL COPY

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Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP FEB-5'93  
 \$ 15.50  
 No. 11422

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$23.50  
 142222 TRAN 5815 02/05/93 14:43:00  
 \*93-096265  
 COOK COUNTY RECORDER

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