

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 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 October 1992, and known as Trust Number 11627-05, the following described real estate in the County of Cook and State of Illinois, to wit:

## PARCEL 1:

Unit, 1002 and P-1002 in the Renaissance Towers Condominium, as delineated on a survey 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.

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## 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. 22958436.

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

P.I.N. #02-14-100-080-1386 & 02-14-100-080-1432

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the terms, 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 by any part thereof, to dedicate parts, streets, highways or alleys to vessels any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to a successor or successors 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, estates, powers and authorities vested in said Trustee, to donate or dedicate to mortgage, pledge or otherwise encumber said real estate, to lease said real estate for any term or terms, and to let and hire said real estate for any term or terms, and to renew any leases and for any period of time, and to lease or let in fee simple or for any period of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, in contrast to such leases and in grant options to renew leases and options to purchase the whole or any part of the property and to contract respectively to lease and options to purchase the property in accordance with the terms and conditions of such leases and options, to grant easements or otherwise of any kind or release, convey or assign any right, title or interest in or about or in connection therewith to said real estate or any part thereof, and such 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 making 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, have claim against or be liable to him in the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to pay 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 to inquire 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 the grantor in connection with the sale of said real estate shall be construed as a waiver of all rights, claims and demands involving the title or titles of said property, relating upon or claiming under any such conveyance, mortgage 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 rules, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all beneficiaries, thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver such deed, trust deed, lease or title of other instruments, and (d) if the conveyance 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, rents, rights, profits, attorney's fees and obligations of its, his or their predecessors in trust.

This agreement 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 or omit to do in or about the said real estate or under the provisions of this Agreement or any amendment thereto, or for injury to persons or property happening in or about said real estate, or any claim of liability, which may be asserted, waived and released. Any beneficiary, assignee or other person dealing with the Trustee in connection with said real estate may be liable to the Trustee, in the name of the said beneficiary, assignee or other person dealing with the Trustee, as their attorney-in-fact, hereby irrevocably appointed for such purposes, as in the election of the Trustee, in its own judgment and discretion except only as far as the true 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 wheresoever 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 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 to the property in and to all of the real estate so described.

If the title to any of the above real estate is now or hereafter registered, the Registerer of Titles is hereby directed not to register, or note in the certificates of title or documents thereof, or otherwise, the words "in trust," or upon condition, or "with limitations," or words of similar import, in evidence of the estate in such case made and provided.

And the said grantor, ..., hereby expressly waives ..., and releases ..., any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the greater aforesaid he, J. Jeffrey P. Aldridge, and

doth seal this 28th day of October 1992.  
 [SEAL] JJIR, INC. J. Jeffrey P. Aldridge  
 [SEAL] By: Rachelle Stanton [SEAL]

STATE OF ILLINOIS, the undersigned, a Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that JEFFREY P. ALDRIDGE,  
 VICE PRESIDENT & TAN YAN LIN, SECRETARY, 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, in my presence, free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of all rights of action.

GIVEN under my hand this 28th day of October A.D. 1992.  
Rachelle Stanton  
 Notary Public, State of Illinois  
 My Commission Expires 4/13/93

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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This space for adding Rights and Reserve Clauses

Document #

**UNOFFICIAL COPY**

Property of Cook County Clerk's Office

STATE OF ILLINOIS

COURT RECORDS

COOK COUNTY

RECORDS

TRAHN 0325 \*-93-2552

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