

This instrument prepared by

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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COOK COUNTY, ILLINOIS
213878

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Urban Vision, Inc.
an Illinois Corporation

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey^{ed} and Warrant^{ed} unto THE MERCHANTS NATIONAL BANK OF AURORA, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of February, 1993, and known as Trust Number 4671, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 74 in James M. Davis Addition to Pullman, being a subdivision of Blocks 1 and 2 of Allen's Subdivision of the West 49 acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Permanent Index No.: 25-1-405-002
Commonly known as: 119 W. 115th St., Chicago, IL

SUBJECT TO Covenants, easements and restrictions of record; general taxes for the year 1992 and subsequent years; special assessments not yet due and payable; building code violations if any.

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 roads, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, in contract to sell, in 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, 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 commence in possession or in future, and upon any terms and for any period or periods of time, and to extend, change or modify leases and the terms and conditions thereof at any time or times hereafter, in contract to make lease and to grant options to lease and options to renew lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of doing 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, convey or assign any right, title or interest in or about or assessment appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in any other way and for such other considerations as it may be lawful for any person owning the same to deal with the same, whether similar to or different from the ways herein 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 permitted 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 holder of title of said county) relying upon or claiming under any such conveyance, 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 conveyance 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 beneficiaries thereunder, (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 conveyance is 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, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither the Merchants National Bank of Aurora, individual or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected in 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 in the provisions of this deed or said Trust Agreement or any amendment therein, 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 entered into 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 any such contract, obligation or indebtedness incurred only on for 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 whomsoever 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 held in the separate, sole and proceeds arising from the sale or any other disposition of said real estate, and such interest to be held in trust for the said beneficiaries, 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 separate, sole and proceeds thereof as aforesaid, the intention hereof being described in said Merchants National Bank of Aurora the entire legal and equitable title in fee simple, in and to all of the real estate above 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 any instrument in respect of title or duplicate thereof, or mortgage, the whole or in part, as "upon condition," or "with limitations," or word similar thereto, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the copy Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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

SEE REVERSE SIDE FOR SIGNATURES AND NOTARY

Witness my hand and seal this _____ day of _____ 19____

Notary Public in and for said County, in the state aforesaid, do hereby certify that _____

personally known to me to be the same person, whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ intended, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Urban Vision my hand and notarial seal this _____ day of _____ 19____

Notary and Grantor's Address:
Merchants National Bank of Aurora
1851 W. Galena Blvd.
Aurora, IL 60506

This document prepared by
Timothy H. Boyer
820 Church St., Evanston, IL 60201

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
0900

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
0450

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
06250

93275972

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 6th day of April, 1993, and attested by its President, and attested by its Secretary, this 6th day of April, 1993.

IMPRESS
CORPORATE SEAL
HERE

Urban Visions, Inc.
(NAME OF CORPORATION)
BY Barbara Lapat PRESIDENT
ATTEST: Timothy H. Boyer SECRETARY

AFFIX "RIDERS" OR

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Barbara Lapat personally known to me to be the President of the Urban Visions, Inc.,

an Illinois corporation, and Timothy H. Boyer personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Notary Public, State of Illinois
My Commission Expires 9/23/95

Given under my hand and official seal, this 6th day of April, 1993
Commission expires 9/23/95 1995

NOTARY PUBLIC

DOCUMENT NUMBER

Cook County Clerk's Office

24634226