

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor JOSEPH PASSANANTE and RONALD ORLANDO, d/b/a WELSLEY MANAGEMENT, a General Partnership-25 N. Western, Park Ridge 60068 of the County of COOK and State of Illinois, for and in consideration of the sum of TEN Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty S unto Capital Bank and Trust, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, its successor or successors, as Trustee under the provisions of a certain Trust Agreement, dated the 29th day of June, 19 89, and known as Trust Number 1820, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 20 in Block 6 in Diven's Subdivision of Lots 7 to 11 in Freer's Subdivision of the West 1/2 of the Northwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 1992 and subsequent years.

P.I.N.: 16-02-128-029

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein set in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and sell the said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to make any subdivision or part thereof, and to repurchase said real estate or any part thereof, to contract to sell, to 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 in a deed or to successors in trust and to grant to such successors or successors in trust all of the title, estate, power and authorities vested in said Trustee, to execute, to deliver, 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 perpetuity or for a term, by lease to commence in the present or in the future 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 renew or extend such leases 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, to contract to make leases and to grant options to lease and options to convey lease and options to purchase the whole or any part of the real estate and to execute and deliver the manner of making the same of present or future leases, 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all ways and for such other considerations as 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 title, 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 title, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be subject to any lien or charge, or be liable for the necessity or expediency of any act of said Trustee, or be obliged or authorized 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 title, 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 title, at the time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in any amendment or any instrument, or for injury to person or property happening in or about said real estate, or any part of such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or agreed to 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 or their attorney-in-fact, hereby irrevocably appointed for such purposes, at the election of the Trustee, in its own right, 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 except only to pay to the trust property and funds in the actual possession of the Trustee shall be applied to the payment and discharge thereof. All persons and computations 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, avails and proceeds arising from the sale of any other disposition of the trust property, 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 trust property or any part thereof, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest herein being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register a 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 the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor Joseph Passanante and Ronald Orlando aforesaid do hereby set their hands and seal this 16th day of April, 19 93.

Joseph Passanante (Seal)  
JOSEPH PASSANANTE

Ronald Orlando (Seal)  
RONALD ORLANDO

STATE OF Illinois  
COUNTY OF COOK

I, RONALD M. SERPICO, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOSEPH PASSANANTE & RONALD ORLANDO, d/b/a WELSLEY MANAGEMENT, a General Partnership, whose names P.S. are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, and that they are the persons therein set forth, including the release and waiver of the right of homestead.

NOTARY PUBLIC, STATE OF ILLINOIS, Seal this 16th day of April, 19 93.  
MY COMMISSION EXPIRES July 15th 19 96  
Ronald M. Serpico  
NOTARY PUBLIC

MAIL TO:  
TRUST DEPT  
Capital Bank and Trust  
4801 W. Fullerton  
Chicago, IL 60639

Attor. ALAN, ESQ.  
2500 N. Southold Ave.  
Chicago, IL 60614

ADDRESS OF PROPERTY:  
1216 North Hamlin 2300  
Chicago, Ill. 60651

Document Prepared By:  
Ronald M. Serpico  
1807 Broadway  
1622088-Home #11 60160

PLEASE ABOVE AREA IF FOR STATISTICAL PURPOSES ONLY AND NOT A PART OF THIS DEED.  
SEND INBURSEMENT TAX BILLS TO:  
RICHARD B. NELSON  
a/a/a  
(6307661)

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APPLY EDELS OR REVERSE STAMPS HERE

DOCUMENT NUMBER

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COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STATEMENT

93301843

93301843

CITY OF CHICAGO  
APR 23 1993  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY OF CHICAGO  
APR 23 1993  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

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