

UNOFFICIAL COPY

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 116207-05 the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: Unit 102 and P-102 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.

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PARCEL 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Record Book of Easements recorded as Document No. 22955436. T#9999 TRAN 8458 05/18/93 14:02:00 #4047 # 93-274606

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

Permanent Real Estate Index Numbers: 02-14-100-080-1003 (Condominium Unit) 02-14-100-080-1045 (Parking Space)

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 sell, lease, mortgage, and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to create any subdivision or part thereof and in subdividing said real estate as often as desired, in contract in sale, 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 to a successor or successors in trust, to grant a trust, to execute all of the acts, powers 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 present or in 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 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, in contract to grant options to lease and outlets to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of filing 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, in fee absolute or charge 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 all other ways and for such other considerations as it should be lawful for any person acting in its name to deal with the same, whether similar to or different from the ways above specified, or any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, be held liable in respect to said real estate, or to whom said real estate or any part thereof shall be conveyed, mortgaged, leased or otherwise disposed of by said Trustee, or a successor in trust, be obliged to see to the application of any part of the purchase 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 be obliged 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 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 Title of said county) relying upon or claiming under any such conveyance, lease or other instrument, in 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 trusts, 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 every such deed, trust deed, mortgage or other instrument and that if the trust created by this indenture and in said Trust Agreement is in force, then 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 it, 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 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 Deed or said Trust Agreement or any amendment thereto, or for injury to persons 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 beneficiary under said Trust Agreement by 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 the obligation whatsoever with respect to any such contract, obligation or indebtedness except only in 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 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, 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 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, the balance thereof being to vest in said American National Bank and Trust Company of Chicago, its 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 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 that behalf 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 protection or homesteads in sale on execution if otherwise.

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

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

STATE OF ILLINOIS, the undersigned, a Notary Public in and for said County of COOK, do hereby certify that JAMES R. SCHAEFFER, PRESIDENT & IRAN YAVITZ, 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 as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 28 day of October A.D. 19 92

"OFFICIAL SEAL" ROCHELLE STANTON Notary Public - State of Illinois

[Signature] Notary Public

My Commission Expires 4/11/97 American National Bank and Trust Company of Chicago Box 221

Unit 102 and Parking Space P-102 One Renaissance Place, Palatine, IL 60067 For information only insert street address of above described property.



This space for Affixing Riders and Reserve Stamps

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Document Number

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