

91507352

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FELECIA DAWKINS, Single Next of Kin 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 Warranty 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 22nd day of FEBRUARY 1994, and known as Trust Number 117987-09, the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 20 IN JOHNSON'S SUBDIVISION OF LOT 26 (EXCEPT THE WEST 33 FEET THEREOF) OF SCKOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County

236 2 factor + 01536414

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trustee, 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 accept, manage, protect and subdivide said real estate or any part thereof, to dedicate public streets, highways or alleys to locate any subdivision or part thereof, and to subdivide said real estate as often as desired, in contract to sell, to grant easements in fee and in trust, 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, powers and authorities vested in said Trustee, in fee, to dedicate in mortgage, pledge or otherwise said real estate or any part thereof, in law, said real estate or any part thereof, from time to time, in possession or reversion, by lease to tenants, 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 199 years and in cases of annual 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 make leases and in grant leases to lease and leases to renew leases and options to purchase the whole or any part of the real estate and to contract, supporting the amount of (being the amount of present or future rentals in partition or in exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, renew 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 other ways and for such other considerations as it would be lawful for any person making 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 trust, in relation to said real estate, or so 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see to 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, 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 any person, including the Registrar of Titles of said real estate, unless the same be impeached by the conveyance, lease 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 trust conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries in equity, (c) that said Trustee, or any successor in trust, was duly authorized and empowered in equity and delivers every such deed, lease, mortgage or other instrument, and (d) if the conveyance in trust, or deed, mortgage or other instrument, in trust, that such successor or successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the title or their predecessor in trust.

This conveyance is made upon the express understanding and condition 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 thereof 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 beneficiary under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes as at the direction of the Trustee, in its own name as Trustee of express trust and not individually and the Trustee shall have no obligation, whatsoever with respect to such contract obligation or indebtedness, unless so far as the trust property and funds in the actual possession of the Trustee shall be applicable to 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 the earnings, profits 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 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 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 law or statute of the State of Illinois, pertaining to exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 22nd day of JUNE 19 94

Felecia Dawkins (SEAL) _____ (SEAL)
 _____ (SEAL) _____ (SEAL)

STATE OF ILLINOIS } I, Heather Sigmond, a Notary Public in and for said County of COOK } do hereby certify that Felecia Dawkins

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 she signed, sealed and delivered the said instrument as her 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 22nd day of JUNE 1994
Heather Sigmond Notary Public

Mr. Commission Expires _____
 American National Bank and Trust Company of Chicago
 Box 221

236 W 106th Pl Chicago IL 60648
 For information only (does not affect address of above described property.)

This space for affixing Riders and Returns: Stamps

91507352

Document Number

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COOK COUNTY CLERK'S OFFICE
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DEPT-01 RECORDING \$23.50
T#0011 TRAN 2264 06/08/94 13:42:00
#3455 # RV *-94-507352
COOK COUNTY RECORDER

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