

94524436

space for recorder's use only.

C-94-02079

LAWYERS TITLE INSURANCE CORPORATION

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JOSEPH SCALA, divorced and not since remarried 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, Conveyed 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 10th day of May 19 94, and known as Trust Number 118309-0B the following described real estate in the County of Cook and State of Illinois, to wit:

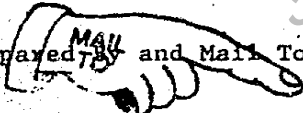
Lot 133 and Lot 134 (except the South 25 feet) in Koester and Zander's Addition to West Irving Park, a subdivision of the South 1/2 of the Northeast 1/4 of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-20-231-023 and 13-20-231-024

3622 N. Central, Chicago, IL and 3618 N. Central, Chicago, IL respectively.

94524436

DEPT-01 RECORDING \$23.50
150000 TRAN 3145 06/14/94 15:05:00
#2389 \$ C.D. 36-94-524436
COOK COUNTY RECORDER



Prepared by and Mail To: Sara David Harmon, Esq.
Favil David Berns & Associates
30 E. North Avenue, Northlake, IL 60164

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, in definite ways, streets, highways or alleys to create any subdivision or tract thereof, to subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or otherwise dispose of said real estate, 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 in such successor or successors in trust all the same estate, powers and authorities vested in said Trustee, to dedicate, to dedicate, to mortgage, to lease to commence in present or in future, and upon any term and for any period or periods of time, not exceeding in the case of any single term the term of 108 years, and to renew or extend leases upon any terms and for a 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 in grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract respecting the manner of fixing 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 easement 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 owning 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, in relation to said real estate, or in 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 that 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 deed or said Trust Agreement or any amendment or modification thereof, or any 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 Register of Titles 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 trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, and to deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance 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 the, his or their predecessor 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 or modification 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 appointing for such purposes, or, at the direction 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 except only so 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 of 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 in said real estate as such, but only an interest in 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 on the certificate of title or duplicate thereof, or memorial, the words "in trust," 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, releases and conveys, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

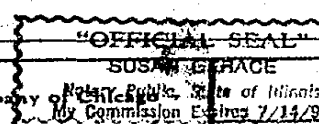
In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 10th day of June 19 94

JOSEPH SCALA (REAL)
JOSEPH SCALA (REAL)

STATE OF ILLINOIS
COUNTY OF COOK County, in the State aforesaid, do hereby certify that JOSEPH SCALA, divorced and not since remarried

personally known to me to be the same person whose name is Susan Gerace 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 10th day of June A.D., 19 94



American National Bank and Trust Company of Chicago
Box 221

For information only insert street address of above described property.

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Document Number

# UNOFFICIAL COPY

94524436

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE JUN 14 94  
15,937.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN 14 94  
899.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUN 14 94  
63.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
999.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
127.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
999.00

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