

94752817

94752817
LAKESHORE RECORDING
LAKESHORE APPROVED
\$446 J.J. #94-752817
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Sarah J. LaBelle, 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 (\$10.00) Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S 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 19th day of August 1994, and known as Trust Number 300119-02 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 26 (except the South 40 feet thereof) and all of Lot 27 in Block 32 in Ridgeland, being a Subdivision of the East 1/2 of the East 1/2 of Section 7 with the Northwest 1/4 and the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded in Book 2 of Plats, Pages 7 and 8, in Cook County, Illinois.

Permanent Index No.: 16-08-119-005

This instrument prepared by:

Exempt under provisions of Paragraph (e), Sec. 4, Real Estate Transfer Tax Act.

Robin L. Schirmer
1119 Pleasant St.
Oak Park, IL 60302

Sarah J. LaBelle
Grantee/Grantor or Representative

Date: Aug 22 1994

TO HAVE AND TO HOLD the said real estate with the covenants 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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, 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 to a successor or successors in trust and to grant to such successor or successors in trust all or any part of the said real estate, power and authority vested in said Trustee, to devote to dedications, to mortgage, pledge or otherwise encumber said real estate or any part thereof, in lease said real estate, or any part thereof, from time to time, in possession or reversion by leases 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 in trust or trust 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, and in grant options to issue and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of listing the amount of future rentals to partition or in exchange said real estate or any part thereof, for other real or personal property, in gross payments or charges of any kind, to release, cancel or assign any right, title or interest in or about or in connection with said real estate or any part thereof, 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 to whom said real estate or any part thereof may be conveyed, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged in any way in the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to do, in 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, lease, deed, mortgage, lease or other instrument created 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 Titles of said or any) 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 instrument and by said Trust Agreement was in full force and effect, in 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 hereunder, in that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and in that 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 trust 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, said Trust Agreement or any amendment thereto, 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 as 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 as set forth in this instrument and (unless 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 it 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 said earnings, profits and proceeds thereof as aforesaid the retention thereof being 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 record 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid S hereunto set her hand and seal this 22nd day of August, 1994

Sarah J. LaBelle (SEAL)
Sarah J. LaBelle (SEAL)

STATE OF Illinois)
County of Cook) ss. Robin L. Schirmer a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sarah J. LaBelle, divorced and not since remarried,

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that her 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 OFFICIAL SEAL and this 22nd day of AUGUST A.D., 19 94
ROBIN L. SCHIRMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-28-97
Robin L. Schirmer
Notary Public

My commission expires _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Aug 22, 1994 Signature: Sarah J. LaBelle
Grantor or Agent

Subscribed and sworn to before me by the said Sarah J. LaBelle this 22nd day of August 1994.
Notary Public Robin L. Schirmer



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Aug 22, 1994 Signature: Sarah J. LaBelle
Grantee or Agent

Subscribed and sworn to before me by the said Sarah J. LaBelle this 22nd day of August 1994.
Notary Public Robin L. Schirmer



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AEI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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