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THIS INDENTURE WITNESSETH THAT THE GRANTOR HERBERT B. DUBROW, as Independent Administrator of the Estate of John Czarnik, deceased, pursuant to Court Order 93p of the County of Cook and State of Illinois, for and in consideration of the sum of TEN DOLLARS Dollars (\$10.00),

145

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 29th day of July 1994, and known as Trust Number 300095-00 the following described real estate in the County of Cook and State of Illinois, to wit:

ALL OF LOT 48 ALL OF LOT 49 THE SOUTH 10 FEET OF LOT 50 IN BLAUMESER'S OAKTON CICERO "L" SUBDIVISION AS CORRECTED BY CERTIFICATE RECORDED MAY 20, 1926, AS DOCUMENT NUMBER 9281083, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 8026 Knox Avenue, Skokie, Illinois 60076

PIN: 10-22-327-038

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THIS DEED WAS PREPARED BY: HERBERT B. DUBROW 4709 Golf Road Suite 1010 Skokie, Illinois 60076

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DEPT-11 T47777 TRAN 7411 09/01/94 0232 DW *74-770433 COOK COUNTY RECORDER

\$23.00

13:48:00

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 accept, manage, protect and subdivide said real estate or any part thereof to dedicate public streets, highways or alleys to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired in contract to sell to third parties or purchase in full or in part to convey either with or without consideration to convey said real estate or any part thereof to a successor as hereinafter provided and to grant to such successor or successors in trust all of the title estate powers and authorities vested in said Trustee to dedicate to mortgage, lease or otherwise encumber said real estate or any part thereof in or to said real estate, 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 make leases and to grant options to lease and options to purchase the whole or any part of the premises and to contract providing for the payment of the amount of present or future rentals in possession or in purchase 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 adjacent 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 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 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 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 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 Titles of said State) relying upon or claiming under any such conveyance, lease or other instrument, so 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, so 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, so that said Trustee or any successor 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 said Trustee or 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 assets or attorneys may do or omit to do in or about the said real estate or under the provisions of this Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate 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 paid 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, or by the action of the Trustee in its own name, as Trustee of an estate in 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interests of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, any or all of them shall be only in the rents, 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 rents, profits and proceeds thereof and proceeds of the sale or any other disposition of said real estate, and the entire legal and equitable title in the premises shall be 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 to certify the title or duplicate thereof, memorializing 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 HERBERT B. DUBROW hereunto set his hand and seal this 31st day of August 1994.

HERBERT B. DUBROW, as Independent Administrator of the Estate of John Czarnik

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that Herbert B. Dubrow, as Independent Administrator of the Estate of John Czarnik

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 her free and voluntary act, for the uses and purposes therein set forth, including the release and discharge of the said real estate.

GIVEN under my hand and seal this 31st day of August 1994. Kella P. Winsky, Notary Public, State of Illinois, My Commission Expires 9/24/97

FIRST AMERICAN TITLE # 9809 KW

VILLAGE OF SKOKIE, ILLINOIS

Economic Development Tax

Skokie Code Chapter 10

Document Number

23.00

UNOFFICIAL COPY

MAIL TO: AMERICAN NATIONAL BANK
33 N. LASALLE STREET
CHICAGO, IL 60602

Property of Cook County Clerk's Office

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Office