

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Thomas Gibbons, *divorced 9-10-87*,  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten & 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 24 day of October 1992, and known as Trust Number 112887-Q1  
the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 276 in William Deerings Diversey Avenue Subdivision  
of the Southwest Quarter (1/4) of the Northeast Quarter  
(1/4) Section 30, Township 40 North, Range 14, East of  
the Third Principal Meridian.

Commonly known as 1946 W. Diversey Ave., Chicago, Illinois.

14-30-221-033

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This instrument prepared by Thomas Gibbons, 3030 N. Halsted Chicago, IL 60657

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the terms, 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 parts,  
streets, highways or alleys to public use and to subdivide said real estate as often as desired, in contrast to sell, to grant options to purchase, and  
to convey either with or without consideration to convey said real estate or any part thereof to a successor or suc-  
cessors in trust and to grant to such successors or successors in trust all of the title, estate, powers and authorities vested in said Trustee to manage, to develope,  
to subdivide and otherwise dispose of said real estate or any part thereof to him or her, or to his or her assigns, from time to time, in accordance  
with the terms of said instrument 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  
division the term of 20 years, and in renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single  
division the terms of 20 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single  
division the terms and provisions inserted at any time or times hereafter, in contrast to make leases and to grant options to lease and options to  
purchase the whole or any part of the division and to contract respecting the amount of money or value 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 to any of the above named persons, relatives, successors and assigns, the  
right to lease, to sublease, to assign, to appoint, to let, to hold, to let, to let out, to let out with or without rent, to let with or without rent, to let with or without rent,  
and for such other considerations as it would be lawful for any person having the right to deal with the same, whether similar to or different from the way 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, in the operation of this instrument, have any claim against, or be  
entitled to, insist upon, or require, or be obliged or privileged to insist 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 to trust, in relation to said real  
estate shall be conclusive evidence in favor of every person, including the Register of Titles of said county, relating, upon or claiming under any such conveyance,  
lease or other instrument, (i) 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, (ii) that such conveyance or other instrument was executed in accordance with the terms of this instrument, and (iii) that the delivery  
and acceptance of all instruments theretofore given by the grantor, including those all transferred therewith, i.e., the said Trustee, or any successor  
to trust, was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (iv) 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 her predecessor in trust.

This instrument is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as  
Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, just or unjust, or decree for anything, or to them or to any of  
their agents or attorneys, may do or omit to do in or about the said real estate or under the provisions of this instrument, 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  
obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate must be assumed by it in the name of the then  
beneficiaries under said Trust Agreement as their attorney-in-fact, however, trusteeship terminates for such beneficiaries, or, in the event of the death of the Trustee, or his  
name, as trustee of an interest in real and personal property, all obligations and liabilities, including those arising out of any such obligation or  
indebtedness, except only as 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, any of them shall be only  
in the earnings, avails 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 at such, but only an interest in personal, assets 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 Register of Titles is hereby directed not to register or note in the certificates of  
title or diplomas thereof, or memorials, 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, *Thomas Gibbons*, 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 creation or succession from one to another or otherwise.

In Witness Whereof, the grantor, *Thomas Gibbons*, aforesaid, has hereunto set his hand and seal this 29 day of July 1994.

*Thomas Gibbons* (seal) (seal)

*Thomas Gibbons* (seal) (seal)

STATE OF *Illinois* } I, *Thomas F. Sammons*, a Notary Public in and for said  
COUNTY OF *Cook* } County, in the State aforesaid, do hereby certify that

personally known to me to be the same person, whose name, *Thomas F. Sammons*, 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 29 day of July A.D. 1994

OFFICIAL SEAL THOMAS F SAMMONS	My commission MY COMMISSION EXP. JUNE 25, 1997	Notary Public
NOTARY PUBLIC STATE OF ILLINOIS		

This instrument is exempt from  
Transfer Tax under Part 4 Sect 5.  
Transfer Tax Act Oct 7/29/94

COI29813

Document Number

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY RECORDER  
#8263 # CJS \*-94-862103  
140000 TRAN 9635 10/05/94 12:17:00  
\$25.50  
DEPT-01 RECORDING

34862103

ATTORNEY'S NATIONAL  
TITLE NETWORK, INC.

Mail  
MR. Thomas Gibbons  
3030 N. Halsted  
Chicago, IL 60657



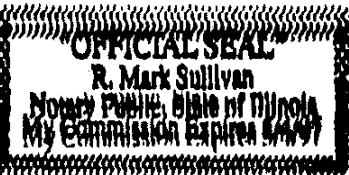
# UNOFFICIAL COPY

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 10/4, 1994 Signature: R. Mark Sullivan  
Grantor or Agent

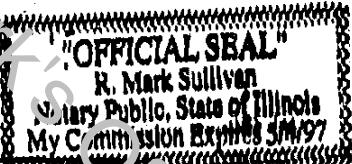
Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this 4th day of October,  
19 94.  
Notary Public R. Mark Sullivan.



The grantee or his agent affirms and verifies that the name of the grant 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 10/4, 1994 Signature: R. Mark Sullivan  
Grantee or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this 4th day of October,  
19 94.  
Notary Public R. Mark Sullivan



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 ABJ 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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