

UNOFFICIAL COPY

5/12 118566 CG

94658824

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR JOHN ATHANS and LOULA ATHANS, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN DOLLARS***** 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 21st day of July 1994, and known as Trust Number 118566-06 the following described real estate in the County of Cook and State of Illinois, to wit:

94878137

LOT 1 IN E.W. ZANDER AND COMPANY'S SUBDIVISION OF LOTS 23 AND 24 IN BLOCK 3 IN RAVENSWOOD IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

94878137

PIN: 14-18-200-001-0000

Prepared by: Gerard C. Heldrich, Jr. 4018 N. Lincoln Avenue, Chicago, IL

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 as forth

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks streets, highways or alleys to create and substitute said real estate as often as desired in the contract to sell to grant options to purchase to sell on any terms to convey either with or without reservation to convey said real estate or any part thereof to a successor or successors to trust and to grant to such successor or successors to trust all of the full estate powers and authorities vested in said Trustee, to donate to dedicate to mortgage, pledge or otherwise encumber said real estate or any part thereof to lease or sublease any part or parts of time 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 and to extend in the case of any such lease the term of the lease and to renew or extend leases and to make any other lease or leases 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 to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of using 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 changes of any kind to release a copy of margin any right title or interest in or about or connected with 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 might be lawful for and prudent seeing the same to deal with the same whether similar to or different from the ways above specified at any time or times hereafter

In the 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 otherwise disposed of by said Trustee or any successor in trust be obliged to see to the application of any purchase money part or money borrowed or advanced on said real estate or be obliged to see that the terms of said Trust have been complied with or be obliged to inquire into the authority capacity or experience 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 county relying upon or claiming under any such mortgage lease or other instrument to 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 and that such mortgage or other instrument was executed in accordance with the terms conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereof if any and binding upon all beneficiaries hereunder 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 did so in accordance with the terms conditions and limitations of this Indenture and in accordance with the actual possession of the Trustee shall be sufficient for all purposes and shall be binding upon all beneficiaries hereunder. All persons and corporations whatsoever and whomever shall be charged with notice of this condition from the date of the filing of this deed.

This covenant 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 assigns in trust shall have any personal liability or be subjected to any claim judgment or decree for anything done or by or for 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 act or 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 or at the direction of the Trustee to 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 available for the payment of discharge thereof. All persons and corporations whatsoever and whomever shall be charged with notice of this condition from the date of the filing of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or one 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 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 not to re-certify 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 features of the state of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

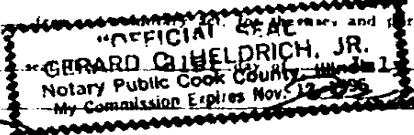
In Witness Whereof, the grantor John Athans & Loula Athans aforesaid ha. th hereunto set their hand and seal this 21st day of July 1994

John Athans (SEAL) Loula Athans (SEAL)

STATE OF ILLINOIS I, Gerard C. Heldrich, Jr. the undersigned a Notary Public in and for said County of COOK County, in the State aforesaid, do hereby certify that JOHN ATHANS & LOULA ATHANS, his wife

personally known to me to be the same person John Athans whose name John Athans subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their

GIVEN under my hand and notary seal this 21st day of July 1994 at Chicago, Cook County, Illinois A.D. 1994
My commission expires Nov 12 1995
Notary Public



American National Bank and Trust Company of Chicago
Box 221

Heldrich, Gutman & Associates
4018 N. Lincoln
Chicago, Ill 60618
For information only insert street address of above described property.

Handwritten: 118566-06, 94878137, 2/5/94

Vertical stamp: This space for affixing Riders and Revenue Stamp. Example under provisions of Paragraph 6 - Illinois. Equal Estate Transfer Tax Act. Notary Seal or Representative. 8/1/94

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Document Number

Handwritten: 23, 150, 2/5/94

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
1#0003 TRAN 3290 07/26/94 10:32:00
#114 # EB #-94-652824
COOK COUNTY RECORDER

DEPT-01 RECORDING \$23.50
1#6666 TRAN 2499 10/12/94 15:45:00
#114 # LC #-94-878137
COOK COUNTY RECORDER

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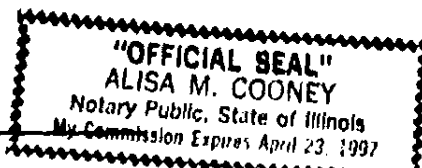
STATEMENT BY GRANTOR AND GRANTEE

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 July 23, 1994 Signature: _____
~~GRANTOR~~ or Agent

Subscribed and sworn to before
me by the said Agent
this 23rd day of July
1994.

Notary Public Alisa M. Cooney

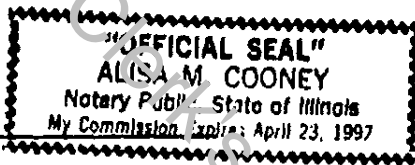


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 23, 1994 Signature: _____
~~GRANTEE~~ or Agent

Subscribed and sworn to before
me by the said Agent
this 23rd day of July
1994.

Notary Public Alisa M. Cooney



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 ABI 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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