

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DOROTHY E. PETERSON, A WIDOW of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO HUNDREDTHS 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 28th day of September 1994, and known as Trust Number 300158-04,

the following described real estate in the County of Cook and State of Illinois, to wit: Unit 414 together with its undivided percentage interest in the common elements in Kensington Terrace Condominium as delineated and defined in the Declaration recorded as Document No. 22240167, as amended, in the Northwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Address of Property: 221 North Kenilworth, Unit 414, Oak Park, Illinois 60302

Permanent Real Estate Index Number: 16-07-115-047-1054

THIS DOCUMENT WAS PREPARED BY ALBERT S. GEORGE, JR., ATTY. AT LAW 417 LATHROP AVE., RIVER FOREST, IL 60305

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COOK COUNTY RECORDER 3041 + KB * 6-88919 142222 TRAK 979810/18/94 1013000 001558



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 sell, lease, mortgage, convey 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 redivide said real estate as often as desired, in contrast to sell, to grant options to purchase in full or in part, to convey with or without consideration to convey said real estate as any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in said Trustee, in so far as they relate to mortgage, pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion by leases to commence in the 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 contrast 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 reversion and in contrast to the amount of present or future rentals to partition or in exchange said real estate, or any part thereof, for other real or personal property, to grant, assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or concerning appurtenances to 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 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, mortgaged or otherwise encumbered by said Trustee or any successor in trust be obliged to see to the application of any purchase money paid 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 mortgage, lease or other instrument, (a) 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, (b) that such mortgage 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 thereunder, (c) 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 (d) if the mortgage or lease 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 his, 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 amendments 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 entered into by it in the name of the then beneficiary under said Trust Agreement or their attorney-in-fact, hereby irrevocably appointed for such purposes as the election 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 such contract, obligation or indebtedness except only so far as of 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 or any of them shall be only in the earnings, profit 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 thereof no amount of the income therefrom being in trust in said American National Bank and Trust Company of Chicago the entire legal and equitable title in the 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 enter in the certificate of title or duplicate thereof, or memorial, the words "in trust," or some 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28th day of September 1994

Dorothy E. Peterson (SEAL) her (SEAL)

STATE OF Illinois } Albert S. George, Jr. a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that Dorothy E. Peterson, a Widow

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes hereinbefore recited, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 28th day of Sep 1994 Albert S. George, Jr. Notary Public, State of Illinois My Commission Expires 10/9/97

My commission expires October 9, 1997

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act. Date September 28, 1994

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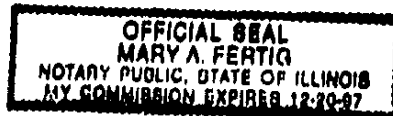
STATEMENT BY GRANTOR AND GRANTEE

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 10-14, 1994 Signature: Alvin S. Grant
Grantor or Agent

Subscribed and sworn to before me by the said Alvin S. Grant this 18th day of October, 1994.

Notary Public Mary A. Fertig



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 10-18, 1994 Signature: Alvin S. Grant
Grantee or Agent

Subscribed and sworn to before me by the said Alvin S. Grant this 18th day of October, 1994.

Notary Public Mary A. Fertig



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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