

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Margaret F. Thornton, a Widow of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and NO/100THS 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 8th day of September 1994, and known as Trust Number 118759-03 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 3 in Charles F. Ogden's Subdivision of Block 5 in Snow and Dickinson's Addition to River Forest being a Subdivision of parts of Sections 1 and 2, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

PERMANENT INDEX NUMBER: 15-01-319-003-0000

STATE OF ILLINOIS DEPARTMENT OF REVENUE
 REAL ESTATE TRANSACTION TAX
 \$ 1.00

Village of River Forest Real Estate Transfer Tax \$1.00
 Village of River Forest Real Estate Transfer Tax \$1.00
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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 improve, manage, protect and substitute said real estate or any part thereof, to dedicate paths, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide 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 of the title, estate, power 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 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 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 to subject to lease and to grant options to lease and option to renew leases and option to purchase the whole or any part of the reversion and in contract restricting the manner of fixing 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 charges of any kind, to release, convey or assign any right, title or interest in or about or to any part of 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 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 shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to 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 claiming the benefit of said instrument, 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 and 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 the same, so that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that 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 its, his or their predecessor in trust

This conveyance is made upon the express understanding and recital 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 amendment thereof, or for injury to person or property happening to or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness entered into by the Trustee in connection with said real estate may be referred 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, 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 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 who sever and whatsoever shall be bound 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, 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 in said real estate at such, but only an interest in a thing in action and proceeds thereof as aforesaid the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire real 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 note in 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 of homesteads from sale or execution or otherwise

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 12th day of October 1994
 Margaret F. Thornton (REAL)

STATE OF Illinois, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that Margaret F. Thornton, a Widow

NOTARIAL SEAL
 THOMAS M. DMYER
 NOTARY PUBLIC STATE OF ILLINOIS
 MY COMMISSION EXPIRES 1/20/98

is she subscribed to the foregoing instrument, signed, sealed and her free and voluntary act, for the uses and purposes therein set forth, including the notary seal this 12th day of October A.D. 1994
 Notary Public

American National Bank and Trust Company of Chicago
 Box 221

839 Keystone
 River Forest, Illinois 60305
 For information only insert street address of above described property.

UNOFFICIAL COPY

. DEPT-01 RECORDING 123.00
. T21111 TRAH.6912 11/01/94 10:02:00
. 75846 : CG # - 94 - 928009
. COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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