

94317492

The above space for recorder's use only

Form 191 Rev. 11-71

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Henry John Frantz of the County of cook and State of Illinois, for and in consideration of the sum of ten Dollars (\$10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey<sup>s</sup> and Warrant<sup>s</sup> 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 6th day of April 19 94, and known as Trust Number 118141-00

the following described real estate in the County of cook and State of Illinois, to wit:

Lot 26 in block 12 H.O. Stone and Company's ber elm addition, a subdivision in section 6 & 7, township 39 north, range 12 east of the third principal meridian, in Cook County, Il.

commonly known as: 1119 Richards Ave. Berkely, Il. 60163

P.I.N. 15063050120000

Exempt under Section 1031 of the Internal Revenue Code, Section 4 Par. 1 of the Illinois Property Ord. 95104 Par. 1

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Date APR 8 1994 Sign. [Signature]

TO HAVE AND TO HOLD the said real estate with the covenants, conditions, and restrictions upon the trusts, and for the uses and purposes herein set forth to said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, change, protect and subdivide said real estate or any part thereof, to dedicate paths, streets, highways or alleys to public use or to dedicate any part thereof, and to redivide said real estate as often as desired in order to sell to grant, mortgage, lease 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 lease to commence in present or in future and in future and in 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 premises and to restrict reserving the amount 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 easement appurtenant 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 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, entrusted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see to the application of his purchase money, real 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 permitted 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 conveyance, lease or other instrument; (b) 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; (c) 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 thereof; (d) 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 (e) 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 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, 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 in or about said real estate, any 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 beneficiaries under said Trust Agreement at their attorney-in-fact, hereby irrevocably appointed for such purposes as 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 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing of record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under it 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 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 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 not to issue 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal the 7th day of April 19 94

STATE OF Ill. County of Cook, ss. Carolyn Burkkin, a Notary Public in and for said County, do hereby certify that Henry J. Frantz

personally known to me to be the same person whose name is described to me as being the grantor, appeared before me this day in person and acknowledged that he delivered the said instrument as a 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 7th day of April, A.D. 1994

My commission expires 10-19-94

American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

This space for filing stickers and Revenue Stamp

Document Number

Handwritten initials/signature

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Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE 9 2

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 4/7/94, 19

Signature: [Signature]  
Grantor or Agent

"OFFICIAL SEAL"  
CAROLYN BUCKIN  
Notary Public, Cook County, Illinois  
My Commission Expires 01-31-1994  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19

Subscribed and sworn to before me by the said Henry T. Fropot this 7th day of April 1994.  
Notary Public [Signature]

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 4/6/94, 19

Signature: [Signature]  
Grantee or Agent

"OFFICIAL SEAL"  
CAROLYN BUCKIN  
Notary Public, Cook County, Illinois  
My Commission Expires 01-31-1994  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19

Subscribed and sworn to before me by the said Charles T. Demas this 7th day of April 1994.  
Notary Public [Signature]

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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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