

94381741

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **S LOUIS R. MESHULAM and ROYA MESHULAM, his wife Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and 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 19th day of April 1994**, and known as **Trust Number 118192-08** the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

C 75415 PL

UNIT 2320-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2318-26 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25036220, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 1993 and subsequent years, conditions, restrictions and easements of record.

Permanent Index No.: **14-32-203-020-1009 - Vol. No. 4281** RECORDING **\$23.50**
 : **140000 TRAN 7418 04/28/94 10:14:00**
 : **\$7951 \$ 94-381741**
 : **COOK COUNTY RECORDER**

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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 subdivide said real estate or any part thereof, to dedicate parks, streets, highway 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, 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, 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 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 terms and provisions thereof at any time or times hereafter, in contrast to make leases and to grant options to lease and options to renew leases and options purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or in equity 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 at 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 in the application of purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see if the terms of this deed have been complied with, or 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 this 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 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 conveyance or other instrument was executed in accordance with the terms, 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, trust deed, lease, mortgage or other instrument and (d) if the contrary 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, 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 nor 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, any and all such liability being hereby expressly waived and released, 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 beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the direction of the Trustee, in its 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, indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing or 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 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, 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 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 register 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 State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **S aforesaid ha VE** hereunto set their hands

seal S this **19th** day of **April**, 19**94**
Louis R. Meshulam (SEAL) *Roya Meshulam* (SEAL)
Louis R. Meshulam **Roya Meshulam, his wife**

STATE OF **ILLINOIS**, *Marianne Berenz* a Notary Public in and for County of **COOK**, County, in the State aforesaid, do hereby certify that **Louis R. Meshulam and Roya Meshulam, his wife**

personally known to me to be the same person **S** whose name **S** are **they** subscribed to the foregoing instrument appeared before me this day in person and acknowledged that **they** signed, sealed delivered the said instrument as **their** free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.
 GIVEN under my hand and seal this **26th** day of **April**, A.D., 19**94**

APR 26 1994
 Notary Public

My commission expires
 American National Bank and Trust Company of Chicago
 Box 221

"OFFICIAL SEAL"
MARIANNE BERENZ
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires **11/02/96**

Stamp: STATE OF ILLINOIS, COOK COUNTY, RECORDING, 94381741, \$23.50, APR 28 1994, 10:14:00, RECORDER

Stamp: STATE OF ILLINOIS, REAL ESTATE TRANSFER TAX, \$14.00

Stamp: 23 50

UNOFFICIAL COPY

~~Property of Cook County Clerk's Office~~

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