

Document prepared by Paul A. Gold, 33 N. Dearborn, #1410, Chicago, IL 60602

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, B&N Realty Corp, a Delaware Corporation, now known as ZIMMERMAN FORD, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware, of the County of and fully authorized and to transact business, for and in consideration of the sum of directors of said corporation, 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, Conveys,

and Warrant s 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 9th day of June 1995, and known as Trust Number 120479-08 the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 3 (EXCEPT THE WEST 192.00 FEET THEREOF AND EXCEPT THE NORTH 420.00 FEET THEREOF AND EXCEPT THE SOUTH 25.00 FEET THEREOF) IN CONTROLS COMPANY AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS ST. PAUL AND SAULT STE. MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE AS DEDICATED BY PLAT RECORDED FEBRUARY 14, 1936, AS DOCUMENT 1176049

Subject to: (a) public and utility easements, if any, which do not underlie the improvements; (b) general taxes for the year 1994 and subsequent years; (c) covenants, conditions and restrictions of record.

Permanent Index Number: 12-21-201-025-0000.

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, maintain, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vary any subdivision or part thereof, and to resubdivide 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, powers and authorities vested in said Trustee to donate, to dedicate, to mortgage, divide 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, said to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify lease and the terms and provisions thereof at any time or times hereafter, to contract to make lease, and in great options in lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of paying the amount of present or future rentals, in partition or in exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, in 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 do all 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 at 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 deed or any Trust Agreement or any amendment thereto, or for injury to persons or property impeding 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 as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at 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 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 applicable for 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 of a record of this deed.

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 charge for anything in 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 any Trust Agreement or any amendment thereto, or for injury to persons or property impeding 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 as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at 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 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 applicable for 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 of a 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 of 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 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 statute 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 its hand and seal this 27th day of June 1995.

B&N REALTY CORP, A DELAWARE CORP N/A/ZIMMERMAN FORD, INC.  
By: Michael G. Zimmerman

STATE OF IL. )  
County of KANE ) ss. GEORGETTE WINCHESTER a Notary Public in and for said  
President of Zimmerman Ford, Inc., do hereby certify that Michael G. Zimmerman,

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as 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 28 day of JUNE A.D. 1995

OFFICIAL SEAL  
GEORGETTE WINCHESTER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. SEPT 14, 1996

BOOK 001 016  
010 104  
STATE OF ILLINOIS  
DEPT. OF REVENUE  
1995.00  
23A  
200  
134

This space for affixing Riders and Revenue Stamps

Document Number  
95443374

American National Bank and Trust Company of Chicago  
Box 221

3810 Rose Street  
Schiller Park, Illinois

For information only insert street address of above described property.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

\* R DEPT-01 RECORDING \$23.00  
\* T#0012 TRAN 5086 07/10/95 14:37:00  
\* #3304 # LC \* -95-443174  
\* COOK COUNTY RECORDER  
\* DEPT-10 PENALTY \$20.00

# CHANGE OF INFORMATION FORM

## SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number  
 If you do not have enough room for your full name, just your last name will be adequate  
 Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

12 - 21 - 201 - 025 - 0000

### NAME

Marc Gordon

### MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

3810 Rose

### CITY

Schiller Park

### STATE:

IL

### ZIP:

60176

95443174

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

3810 Rose

### CITY

Schiller Park

### STATE:

IL

### ZIP:

60176

UNOFFICIAL COPY

Property of Cook County Clerk's Office