

LN 75-31-388D1

BOX 333-011

95036475

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ANDRZEJ BIL, a single person, never married of the County of 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 1st day of November 1994, and known as Trust Number 30021208, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 21 (EXCEPT THE NORTH 6 INCHES THEREOF), 22, 23 AND 24 (TAKEN AS A TRACT) (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20) IN BLOCK 5 IN LANE PARK ADDITION TO LAKE VIEW, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR STREET) IN COOK COUNTY, ILLINOIS

EXCEPT UNDER PROVISIONS OF PARAGRAPH 1 OF SEC. 200.1-2 (B-6) OR PARAGRAPH 1 OF SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTIONS TAX ORDINANCE, DATE BUYER, SELLER, REPRESENTATIVE

COMMONLY KNOWN AS: 3401 N. Ashland, Chicago, Illinois PERMANENT INDEX NO.: 14-20-308-011/012/013

TO HAVE AND TO HOLD the said real estate with the encumbrances upon the trusts, and for the uses and purposes herein and in said Trust Agreement as set forth

Full power and authority is hereby granted to said Trustee to accept, manage, protect and subdivide said real estate or any part thereof to dedicate public streets, highways or alleys to locate 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 restrictions, 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 or any part of the estate, powers and authorities vested in said Trustee, to demand in application 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 futuro and upon any terms and for any period or periods of time, not exceeding in the case of any 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 continue to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reservation and to contract collecting 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 in gross, assignments of charges of any kind, to release money 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 at with the same, whether similar to or different from the most 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, be obliged to see to the satisfaction of any purchaser money, rent or money borrowed or advanced on said real estate, or be obliged to see to the satisfaction of any party who may 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 holder of Title to said real estate) relying upon or claiming under any such mortgage, lease or other instrument, and 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 terms, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof if any, and limiting upon all beneficiaries in order, and 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 all of 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 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, trust deed, mortgage, lease or other instrument, or for injury to person or property happening in or about said real estate, and all such liability herein is 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 liability 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 to 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 the 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 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 not to issue a 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, 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 1st day of November 1994. ANDRZEJ BIL

STATE OF Illinois } I, the undersigned, a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that Andrzej Bil

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

ROBERT MIKNABE NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/12/98

GIVEN under my hand and Notary Public My commission expires

Vertical text on the right side: Section 4, State of Illinois, Revenue Stamp, Buyer, Seller or Representative, Date, Document Number

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COOK COUNTY CLERK'S OFFICE  
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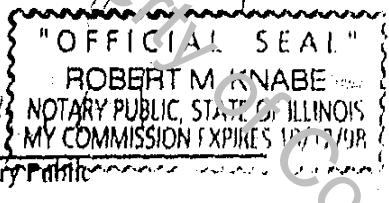
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 11/13, 19 95 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13<sup>th</sup> day of \_\_\_\_\_  
19 95.

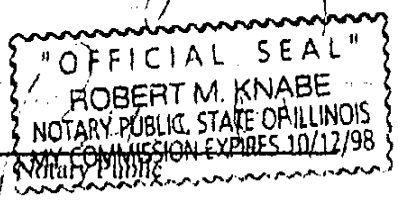


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/13, 19 95 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 13<sup>th</sup> day of \_\_\_\_\_  
19 95.



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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