

95086859

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RITA A. CERNY, divorced and not remarried 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 S. and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 23 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of October 1994, and known as Trust Number 300201-01 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 17 in Westgate Garden Subdivision, being a Subdivision of part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 42 North Range 11 East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on July 27, 1976 as Document 2884063.

Property Index No. 03-35-308-017-0000

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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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof and to subdivide said real estate as often as desired, in contrast to sell, in grant options to purchase, in sell on any terms, in 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 successors or successors in trust all title, estate powers and authorities vested in said Trustee, in donor, in dedicate, in 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 lease in possession or in present or in future and upon any terms and for any period or periods of time, not exceeding in 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 conditions thereof at any time or times hereafter in contrast to make (a) grant and in grant options to lease and options to issue leases and options to purchase the whole or any part of the several and to contract respecting the manner of using the amount of being the amount of present or future rents in partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant, sell, convey or charge of any kind, in release, convey, or assign any right, title or interest in or about or assignment 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 in deal with the same, whether similar in or different from the ways above specified, at any time or times not after.

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 substance, 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 Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument, (as 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, (b) 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 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 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 it, 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 in or done or its or their agent or attorney may do or omit to do in or about the said real estate or under the provisions of this Deed in Trust Agreement or any amendment 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. 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 name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to 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 whatsoever and whatsoever shall be charged 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 to said real estate as such, but only an interest in the said 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 to 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 note on 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 her hand and seal this 14th day of November 1994

Rita A. Cerny (SEAL) _____ (SEAL)
Rita A. Cerny (SEAL) _____ (SEAL)

STATE OF Illinois } I, the undersigned _____, a Notary Public in and for said County of McHenry } County, in the State aforesaid, do hereby certify that RITA A. CERNY, divorced and not remarried,

personally known to me to be the same person whose name is _____ subscribed to the foregoing instrument, appeared before me and acknowledged that she _____ signed, sealed and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release of JOANNE McANDREWS omitted.

Notary Public, State of Illinois seal this 14th day of November A.D., 1994
Joanne McAndrews Notary Public

My commission expires _____

American National Bank and Trust Company of Chicago
E 01 Box 221
715

202 N. Westgate Rd., Mt. Prospect, IL 60056
For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 4, REAL ESTATE TRANSFER ACT
DATE: 11-14-94
Buyer, Seller or Representative

in space for affixing Recs and Revenue Stamps

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
NOV 15 1994
10841 \$ EXEMPT

MAIL TO & DOCUMENT PREPARED BY: Samuel J. Diamond, 3431 W. Elm Street, McHenry, IL 60050

25-60

UNOFFICIAL COPY

Property of Cook County Clerk's Office

62-11100-036

DEPT-01 RECORDING
TRAN 5877 61/27/05 13 09:04
#7322 # JTB *--95--066559
COOK COUNTY RECORDER

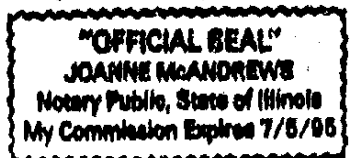
125.56

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

Dated December 21, 1994 Signature: [Signature] Grantor or Agent

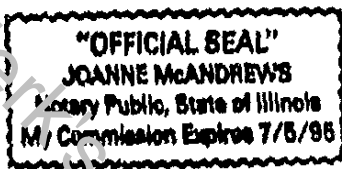
Subscribed and sworn to before me by the said Samuel J. Diamond this 21st day of December 1994. Notary Public [Signature]



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 December 21, 1994 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said Samuel J. Diamond this 21st day of December 1994. Notary Public [Signature]



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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PROPERTY OF COOK COUNTY CLERK'S OFFICE

OFFICIAL SEAL
COUNTY CLERK
Cook County, State of Illinois
Commission Expires 1/1/00

OFFICIAL SEAL
COUNTY CLERK
Cook County, State of Illinois
Commission Expires 1/1/00

1/1/00