

Exempt under provisions of Paragraph F, Section 4,
Real Estate Transfer Tax Act.

Lucille C. Anderson
Date
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Lucille C. Anderson, a widow 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 38 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of August 1985, and known as Trust Number 65374 the following described real estate in the County of Cook and State of Illinois, to wit:

This instrument is executed at:

Edwin Shapiro

221 N. LaSalle, Ste 1763
Chicago, IL 60601

P.I.N. 02-24-105-021-1009

TO HAVE AND TO HOLD the said real estate with the covenants, 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 inclose, enclose, protect and equilibrate said real estate or any part thereof, to delineate parks, streets, highways or alleys to locate any subdivision or park 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 lease, said real estate or any part thereof to a successor or trustee, to mortgate, charge or otherwise encumber said real estate or any part thereof, to lease or let said real estate or any part thereof, to receive rent thereon by lease or otherwise, and to renew any lease and for any period or periods of time, not exceeding in the case of any lease, twenty-five 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 options to purchase the whole or any part of the renewal and to contract respecting the manner of taking the amount of present or future rentals, in partition or to exchange said real estate or any part thereof for other real or personal property, to agree, stipulate or contract for any amount or kind to release, convey, or assign any right, title and interest in or to said real estate or any part thereof, or to any other person, and to do and perform all acts necessary for the protection and preservation of said real estate and for every other consideration as it should be lawful for any person having the same, to do, with the same, whether similar to or different from the acts above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor to him, in relation to said real estate, or in whom said real estate or any part thereof shall be conveyed, contracted for by said Trustee or purposed by said Trustee to be held for his own account, or by whom said real estate or any part thereof may be transferred from the authority (presently or hereinafter) of said Trustee, be obliged to hold or be liable to hold 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 to him, in relation to said real estate shall be conclusive evidence in favor of every person, including the holder of Title or of any right, option or claim existing under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereto 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 terms, conditions and obligations contained in this Indenture and in said Trust Agreement, and (c) that the holder of Title or of any right, option or claim existing under any such conveyance, lease or other instrument, or any successor to him, and his heirs and assigns, shall be relieved of all liability to the holder of Title or of any right, option or claim existing under any such conveyance, lease or other instrument, or any successor to him, and his heirs and assigns, for any acts or omissions of him and his heirs and assigns in relation to the holding of Title or of any right, option or claim existing under any such conveyance, lease or other instrument, or any successor to him, and his heirs and assigns.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or trustee, nor its agent, attorney-in-fact or personal attorney, or for and in any capacity, shall be liable for anything done or for any act or omission of any person in connection with the holding of Title or of any right, option or claim existing under any such conveyance, lease or other instrument, or any successor to him, and his heirs and assigns, except for injury to person or property happening by reason of 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, now or hereafter existing, shall be the sole responsibility of the Trustee, in the name of the then beneficiaries under said Trust Agreement, as their attorney-in-fact, hereby irrevocably appointed for all the purposes of, at the direction of, the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall be liable for damages, whenever arising, from any such contract, obligation or indebtedness except only so far as the trust property and funds in the usual proportion of the Trustee shall be available for the payment and discharge thereof. All persons and corporations, whomsoever and whenever shall be due or with notice of this condition to the title of the title for record of this Deed.

The interest of each and every beneficiary herein and under said Trust Agreement, and of all persons claiming under them, in any of them, shall be only in the earnings, assets 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, assets and proceeds thereof as aforesaid, the intention herein being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title to said real estate in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter transferred, the Register of Titles is hereby directed not to register or enter 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 statutes of the State of Illinois, purifying for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has, hereto set

27th

day of August

1985

Lucille C. Anderson (SEAL)
Lucille C. Anderson (SEAL)

STATE OF Illinois, County of Cook, I, Lucille C. Anderson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Lucille C. Anderson,

personally known to me to be the same person, whose name appeared before me this day in person and acknowledged that she delivered the said instrument at her 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 10 day of October 1985.

Edwin Shapiro (SEAL)
Edwin Shapiro, Notary Public

My commission expires: February 28, 1988

UNOFFICIAL COPY

UNIT 412 IN THE WILLOW CREEK NUMBER 7 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES

LOT 8 TOGETHER WITH THAT PART OF LOT 7 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 7, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 7 FOR 200 FEET, THENCE NORTHWESTERLY 137-68 FEET MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF LOT 7 THAT IS 30 FEET NORTHEASTERLY OF THE SOUTH WEST CORNER OF LOT 7 AS MEASURED ALONG SAID WESTERLY LINE OF LOT 7, THENCE SOUTHWESTERLY ALONG THE SOUTH WEST LINE OF LOT 7 FOR 30 FEET TO THE POINT OF BEGINNING IN WILLOW CREEK APARTMENT ADDITION, BEING A RESUBDIVISION OF PART OF WILLOW CREEK A

SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "M" TO THE DECLARATION OF CONDOMINIUM REGISTERED WITH THE REGISTRAR OF TITLES FILED AS DOCUMENT NUMBER LR 3238055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

3483116

11416547

3483116

3483116
L
11416547

SB, NW 42 E 21 020

X Edwin Shapiro
221 N. Casal St. #163
Chicago, IL 60666

RECORDED