

Executed in Duplicate

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Marie Schafer, a widow

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars 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 Quit Claim unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of December 1985, and known as Trust Number 2224, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 104 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownershi registered on the 28th day of August, 1968 as Document Number 2407158 an undivided 4.43% interest (except the Units delineated and described in said survey) in and to the following described premises: That part of LOT EIGHT (8) lying North West of line parallel with the North West line of Lot 8 and 75 feet measured along the North East line of said Lot 8 South East of the Northerly corner of said Lot 8 in the Subdivision of that part of the East 1/2 of the Southeast Quarter of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, lying Northerly of the Chicago and Northwestern Railroad Right-of-Way. Also LOT SIX (6) in Dr. Frank S. Aby's Subdivision of that part of Lot 8 in the Subdivision of that part of the East 1/2 of the Southeast Quarter of Section 36, Township 41 North, Range 12 East of the Third Principal Meridian, North of the C & N.W.Ry., lying North West of a line parallel to the North West Line of said Lot 8 and 300 feet measured along the Northeastly line of said Lot 8, South East of the Northerly corner of said Lot 8 and lying South East of a line parallel to the North West line of said Lot 8 and 75 feet, measured along said Northeastly line, South East of the Northerly Corner of Said Lot 8.

SUBJECT TO General Taxes for 1984 and subsequent years Property Address: 6480 Northwest Hwy #104, Chicago, IL 09 36 425 051 1012

Real Estate Tax 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 approve, make, execute and subordinate said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate, as or when 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 the trustee or to 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, to lease 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 demise the term of 198 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 contract 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange 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 deal with 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 trust have been complied with, or 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 Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) 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 trusts, 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 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 or trust.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank 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 if 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 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 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 for record of this Deed.

The interests 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, avails 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Columbia National Bank of Chicago, in 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 26th day of December 1985

Signature of Maria Schafer (SEAL) and Notary Public seal

I, the undersigned, a Notary Public in and for said County, in the State of Cook, do hereby certify that Maria Schafer, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 notarial seal this 26th day of December 1985

Signature of Notary Public

Return to: Columbia National Bank of Chicago, 5250 N. Harlem Avenue, Chicago, IL 60656, ATTN: Trust Dept.

LOCK BOX #54, 6480 Northwest Hwy, Unit 104, Chicago. This instrument was prepared by Columbia National Bank of Chicago, 5250 N. Harlem Ave., Chicago, Illinois

Vertical text on the right side containing recording information, including 'Exempt under provisions of County Transfer Tax Ordinance Paragraph e', 'Exempt under provisions of Paragraph e, Real Estate Transfer Act', 'Section 4', and 'Document Number 3489770'.

UNOFFICIAL COPY

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*1988 12/14*

Age of GENE 34 ~~18~~ 770

Address

Husband

Wife

Subscribed by

Address

Deliver to

Remainder to

Sig. Card

CIAMBRONE

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COLUMBIA NATIONAL BANK OF CHICAGO  
5250 N. HARLEM AVE.  
CHICAGO, ILLINOIS 60656

LOCK BOX #54

3123550

LOCK BOX #24