

03336170 / 0

Form 977 Rev. 1971

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, YUK CHUN LAM, a widow, and KWOK WAI LAM and BETTY L. LAM, his wife 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 20th day of July 1987, and known as Trust Number 103080-05 the following described real estate in the County of Cook and State of Illinois, to wit:

LOT ONE HUNDRED FORTY EIGHT (148) IN ARTHUR AVENUE SUBDIVISION OF TWENTY-SIX (26) ACRES COMMENCING SIX (6) CHAINS NORTH OF THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 47 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE RUNNING NORTH 6.50 CHAINS; THENCE EAST PARALLEL WITH WEST 40 CHAINS, TO PLACE OF BEGINNING.

11-31-316-008 (P) FFO-8

Property Address: 6439 N. Hoyne, Chicago, Illinois 60645
Permanent Index Number:

This document was prepared by: MANUEL J. de PARA, 134 N. LaSalle St., Chgo., IL 60602

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, enlarge, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, to establish said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, in conveyance 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 of the title, estate, powers and authorities vested in said Trustee, to change, to dedicate, 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 lease 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, 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 order to make lease 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 in the manner of leasing 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 connected with 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 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 obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obligated to see that the terms of this Trust have been complied with, or be obliged to inquire into the validity, necessity or expediency of any act of said Trustee, or be obliged or required to inquire into any of the terms of said Trust Agreement; and every deed, lease, 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 State, relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the same 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 thereof; (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and that if the conveyance is made to a successor or successor 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 (s), 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 or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liabilities being hereby expressly waived and released. Any contract, obligation or indebtedness created or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the request 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 hereby and funds in the actual possession of the Trustee shall be applicable for its 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 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 income, estate and proceeds arising from the sale or 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, rents 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 U.S. 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, releases and conveys any and all right or benefit under and by virtue of any and all tax bills of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has, VE herunto set their hand and seal, this 20th day of July, 1987.

Yuk Chun Lam, Kwok Wai Lam, Betty L. Lam

STATE OF Illinois, I, MARIBETH NESBITT, a Notary Public in and for said County of Cook, County, in the State aforesaid, do hereby certify that Yuk Chun Lam, a widow, and Kwok Wai Lam and Betty L. Lam, his wife

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 they signed, sealed and delivered the said instrument as their 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, notarial, this 20th day of July, A.D., 1987. Notary Public, State of Illinois, My Commission Expires June 26, 1991.

Vertical text on the right side: This space for State Rules and Revenue Stamp. Please stamp and seal in this space. Recorder's Fax Act Sec. 4. Recorder's Office. 7-20-87. sig. M. J. de Para.

Document Number 3636170

UNOFFICIAL COPY

2/1/21
1/1/21
1/1/21

3636170

3636170

Special Service _____
 Address _____
 Phone _____
 Mails _____
 Special Order _____
 Address _____
 Driver's License No. _____
 Rental Car No. _____
 Sp. Card _____
 Walker

Maribeth Nesbitt
 134 N. LaSalle #2126
 Chicago, IL 60602

Property of Cook County Clerk's Office