

1807853

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, EAST SIDE BANK AND TRUST COMPANY, A Corporation created and existing under and by virtue of the Laws of the State of Illinois, and pursuant to authority given by its Board of Directors and duly authorized to transact business

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 Waiver Quit Claim unto COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation whose address is 5850 West Belmont Avenue, Chicago, Illinois, an trustee under the provisions of a certain Trust Agreement, dated the 26th day of June 1989, and known as Trust Number 1599 the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 18, 19, 20, 21, 22, 23, 24, 25 and 26 in Block Forty Three (43) in Ironworker's Addition to South Chicago, being a subdivision of the South Fractional Half (1/2) of Fractional Section 8, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

This document prepared by

Rita M. Kobister 10635 Bering Avenue Chicago, Ill. 60617

5807853

Permanent Tax Numbers: 26-08-408-007 thru 011 26-08-408-021 and 022

Common address: 4040 East 106th Street Chicago, Illinois 60617

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, manage, protect and subdivide said real estate or any part thereof, to dedicate, lease, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration in writing deeds conveying directly to a Trust or trustee, to convey said real estate or any part thereof to any successor 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, 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 up to any terms and for any period or periods of time and to amend, change, 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 lease 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 interests of any kind, to release, convey or assign any right, title or interest in or about or 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 the case when any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or any part thereof shall be concerned, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged in due 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 deed are complied with, or 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 any person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument; (b) that at the time of the delivery thereof the Trust created by this Indenture and by said Trust Agreement, if any, was in full force and effect, (c) 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 was binding upon 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 the Trust or their predecessors in Trust.

This conveyance is made upon the express understanding and conditions that neither Colonial 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 attorney, 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 the act of any 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 Trust beneficiary under said Trust Agreement as trustee in fact, may be irrevocably appointed for such purpose, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually. 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 current possession of the Trustee shall be applicable for the payment and discharge thereof. All persons or corporations who contract or 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, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest shall be 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, avails and proceeds thereof as aforesaid, the attention thereof being to vest in said Colonial Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all 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 the said grantor hereby expressly waives, and releases, and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) hereunto set their hands and seals this 30 June 1989 day of

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 30 day of June, 1989

EAST SIDE BANK AND TRUST COMPANY IMPRESS CORPORATE SEAL HERE BY Charles E. Olanoch, PRESIDENT ATTEST Casimir V. Janik SECRETARY

UNOFFICIAL COPY

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the county and State aforesaid, DO HEREBY CERTIFY, that Charles E. Orlenoch personally known to me to be the President of the East Side Bank and Trust Company and Casimir V. Janik personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, given under my hand and official seal, this 6th day of July 1989.

My commission expires Nov. 12, 1989 14

John M. Kautz
NOTARY PUBLIC

IMPRESS
NOTARIAL SEAL
HERE

Property of Cook County Clerk's Office

DOCUMENT NUMBER
3807853

MAIL TO: EAST SIDE BANK + TRUST CO
10635 EWING AVE
CHICAGO IL 60617
(City, State and Zip)

ADDRESS OF PROPERTY:
4040 East 106th Street
Chicago, Illinois 60617

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBMITTANT TAX FILE IN TEL.

RECORDER'S OFFICE BOX NO _____

EST JUL -7 PM 12:00
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

1/14/88 231
IN DUPLICATE

Age of Grantee Legal
Address 3807853

Husband Trust
Wife Trust
Submit 3807853

Address _____
Delivery _____
Remain _____
3807853

Sig. Card _____

EAST SIDE BK
10635 EWING
CHICAGO IL 60617