

3900013

Form 191 Rev. 11-71

The above space for recorder's use only

144377-7266763dbmc

THIS INDENTURE WITNESSETH THAT THE GRANTOR, MICHAEL BROWN, married to Diane Brown, as to an undivided 25% interest and BENJAMIN B. WEISS, married to Carol Gerhardt, as to an undivided 50% interest 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 2nd day of July 19 90, and known as Trust Number 112262-06, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 19, 20, 21 AND THAT PART OF LOT 28 LYING EAST OF A LINE PARALLEL WITH AND 82.3 FEET EAST OF THE WEST LINE THEREOF, IN S. D. JACOBSON'S SUBDIVISION OF BLOCK 8 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTH WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

14-29-122-007; 14-29-122-026 and 14-29-122-027
14-29-122-028

This Instrument Prepared By:
MICHAEL BROWN
1021 W. ARMITAGE
CHICAGO, IL 60614

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, enclose, fence and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, to reconvey 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 convey said real estate or any part thereof to a successor or successors in trust and to grant to such trustee or trustees in trust all the title, estate, powers and authorities vested in said Trustee, to execute, to deliver, to discharge, 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, to lease to commence in the 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 provisions thereof at any time or times hereafter, to contract to make loans and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to contract respecting the manner of using 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 appurtenant to said real estate or any part thereof, not 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 expediency 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 claiming under or claiming title under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, so 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 did so in accordance with the duties, powers, authorities, duties and obligations of its, 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 in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or done by it or its or their agents or attorneys as do or omit to do in or about the said real estate or under the provisions of this Deed or Trust Agreement or any amendments thereto, or for injury to persons 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the direction 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing of record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under this or any of them shall be only in the earnings, rents 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, 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 realized, 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 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, S aforesaid ha VE hereunto set their hands and seals, this 25 day of July, 19 90.

MICHAEL BROWN (REAL) Jay Landman (REAL)
Benjamin B. Weiss (REAL)

STATE OF Illinois } I, Kathleen Burmeister, a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that Michael Brown, married to Diane Brown, as to an undivided 25% interest, Jay Landman, married to Carol Gerhardt, as to an undivided 25% interest and Benjamin B. Weiss, married to Maureen Weiss, as to an undivided 50% interest are personally known to me to be the same person(s) whose name(s) 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 this 25 day of July, A.D., 19 90.

"OFFICIAL SEAL" KATHLEEN BURMEISTER, Notary Public

MAIL TO: The Law Offices of MICHAEL BROWN, LTD., NOTARY PUBLIC, STATE OF ILLINOIS 1021 W. ARMITAGE CHICAGO, IL 60614 Box 221

2950-54 N. Lincoln Ave., Chicago, IL. For information only (insert street address of above described property).

Section 4. Trustee under provisions of Deed or Trust Agreement. Real Estate and Trust Agreement. Date 7/30/90

This space for changing Registered Address Stamp. DATE 7/30/90

Legal description affects property on certificate of title.

DEEDS UNIT REC-102

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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CLERK OF COURT
REGISTRAR OF TITLES

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