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2001-09-18 13:28:57
Cook County Recorder 29.00

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Property of Cook County Office

(Above space for Recorder's use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2001, between INDOPCO, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, (herein called "Grantor") and Cole Taylor Bank as Trustee under Trust Agreement dated August 30, 2001 and known as Land Trust No. 01-9162, c/o 3450 Washington, Park City, Illinois 60085 (herein called "Grantee"). To have and to hold upon the trusts and for the uses and purposes herein an in said Exhibit "B"

J
MB

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does CONVEY unto Grantee, its successors and assigns, FOREVER, the land, situated in the County of Cook and State of Illinois, legally described as follows:

Per the Legal Description of the Property set forth in Exhibit "A" attached hereto and forming a part hereof

Permanent Tax No.: 16-36-411-001-0000
16-36-411-002-0000

Commonly known as: 3641 S. Washtenaw
Chicago, Illinois 60632

SUBJECT ONLY TO: the general taxes for the year 2000 (2nd installment only) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2001.

BOX 333-CTI

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2025/01/15 10:10 AM

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THIS INSTRUMENT PREPARED BY: John T. Huntington
McBride Baker & Coles
210 W. 22nd Street,
Suite 101
Oak Brook, Illinois 60523


MAIL SUBSEQUENT TAX BILLS TO: Cheers, LLC
3450 Washington
Park City, Illinois 60085

MAIL THIS INSTRUMENT TO: Keith A. Ross
Levenfeld Pearlstein
33 West Monroe Street
21st Floor
Chicago, Illinois 60603

ADDRESS OF PROPERTY: 3641 S. Washtenaw Avenue
(for information only) Chicago, Illinois 60632

STATE TAX

STATE OF ILLINOIS



SEP. 17. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015108

REAL ESTATE TRANSFER TAX
0040000
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 17. 01


REVENUE STAMP

0000015135

REAL ESTATE TRANSFER TAX
0020000
FP 102802

CITY TAX

CITY OF CHICAGO



SEP. 17. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007620

REAL ESTATE TRANSFER TAX
0300000
FP 102805

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BLOCK 8 (EXCEPT THE SOUTH 20 FEET THEREOF AND THE WEST 240 FEET THEREOF AND A TRIANGULAR PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 20 FEET OF SAID BLOCK 8 AND THE EAST LINE OF THE WEST 240 FEET OF BLOCK 8; THENCE EAST ALONG SAID NORTH LINE OF SAID SOUTH 20 FEET OF SAID BLOCK 8 A DISTANCE OF 125 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE 126.59 MORE OR LESS TO A POINT IN THE EAST LINE OF THE WEST 240 FEET OF SAID BLOCK 8 WHICH POINT IS 20 FEET NORTH OF THE NORTH LINE OF THE SOUTH 20 FEET OF SAID BLOCK 8; THENCE SOUTH ON THE SAID EAST LINE OF THE WEST 240 FEET OF SAID BLOCK 8 A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING) IN THE RESUBDIVISION OF BLOCKS 7 TO 10 INCLUSIVE IN CORWITH'S RESUBDIVISION OF LOTS 81 TO 120, 124 TO 140, 144 TO 150, 152 TO 157 ALL INCLUSIVE IN THE TOWN OF BRIGHTON IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 8 (EXCEPT THE SOUTH 20 FEET THEREOF DESCRIBED AS FOLLOWS: THE WEST 240 FEET THEREOF AND A TRIANGULAR PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 20 FEET OF SAID BLOCK 8 AND THE EAST LINE OF THE WEST 240 FEET OF BLOCK 8; THENCE EAST ALONG SAID NORTH LINE OF SAID SOUTH 20 FEET OF SAID BLOCK 8 A DISTANCE OF 125 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE 126.59 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF THE WEST 240 FEET OF SAID BLOCK 8 WHICH POINT IS 20 FEET NORTH OF THE NORTH LINE OF THE SOUTH 20 FEET OF SAID BLOCK 8; THENCE SOUTH ON THE SAID EAST LINE OF THE WEST 240 FEET OF SAID BLOCK 8 A DISTANCE OF 20 FEET TO THE PLACE OF BEGINNING) IN THE RESUBDIVISION OF BLOCKS 7 TO 10 INCLUSIVE IN CORWITH'S RESUBDIVISION OF LOTS 81 TO 120 124 TO 140 144 TO 150 152 TO 157 ALL INCLUSIVE IN THE TOWN OF BRIGHTON IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Tax No.: 16-36-411-001-0000
16-36-411-002-0000

Commonly known as: 3641 S. Washtenaw
Chicago, Illinois 60632

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EXHIBIT B

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 parks, streets, highways or alleys and to vacate any subdivision or part 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 convey said real estate or any part thereof to a successor or 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, 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 leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 128 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 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 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 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 its, his or their predecessor in trust.

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