

WARRANTY DEED

THE GRANTOR:

D. S. TAX ASSOCIATES, LTD.

0021061071

1994/0196 18 001 Page 1 of 3
2002-09-27 11:04:50
Cook County Recorder 29.00



a corporation created an existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 22nd day of July, 2002 known as Trust Number 111112

all interest in the following described Real Estate situation in the County of Cook, State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Index Number(s): 17-34-321-009-0000 and 17-34-321-010-0000

Address(es) of Real Estate: 3831 S. State Street, Chicago, IL 60609

SUBJECT TO: covenants, conditions and restrictions of record,

Document Number(s) N/A; N/A; and to General Taxes for 2001 and subsequent years.

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or 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 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 the contract respecting the manor of fixing the amount of present or future rentals, to partition or to exchange said property, 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 premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the

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deliver 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

The interest of each and every beneficiary hereunder 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 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.

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 the exemption of homestead from sale on execution or otherwise.

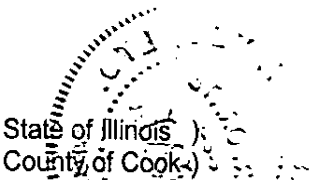
In Witness Whereof, said Grantor aforesaid has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 12th day of September, 2002.

D. S. TAX ASSOCIATES, LTD.

[Signature]
Dewey D. Suster, President

Impress
Corporate Seal
Here

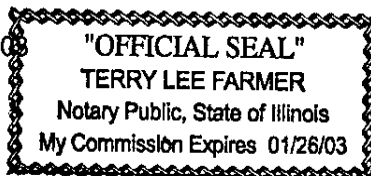
Attest: [Signature]
Bradley Suster, Secretary



I, Terry Lee Farmer, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEWEY D. SUSTER, personally known to me to be the President of the corporation and BRADLEY SUSTER 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, sealed and delivered the said instrument 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 12th day of September, 2002.

[Signature]
Terry Lee Farmer, Notary Public
My Commission expires January 26, 2003



THIS INSTRUMENT WAS
PREPARED BY
Dewey D. Suster
856 W. Buena Avenue
Chicago, IL 60613

MAIL TO

SEND SUBSEQUENT TAX BILLS TO

Chicago Title Land Trust Company
171 N. Clark Street ML04LT
Chicago, IL 60601-3294

Davis Group
54 West Hubbard Suite 205
Chicago IL 60610
Attn: Allison S. Davis.

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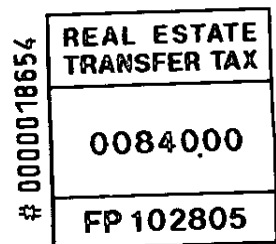
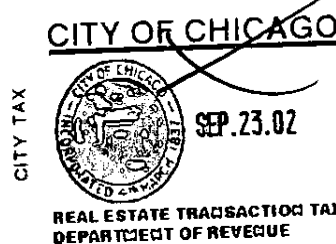
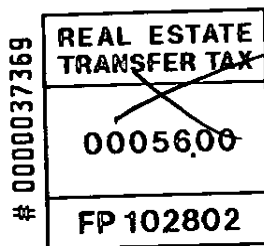
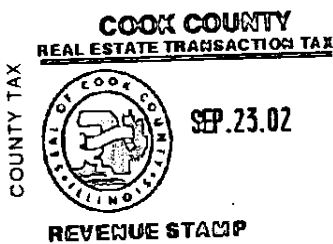
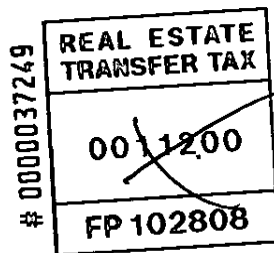
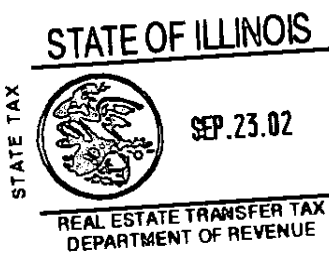
ADDRESS: 3831 S. STATE STREET
CHICAGO, IL 60609

P.I.N.'S: 17-34-321-009-0000
17-34-321-010-0000

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH $4\frac{7}{12}$ OF THE NORTH 72 FEET (EXCEPT THE EAST 25 FEET AND EXCEPT STREET) OF LOT 2 IN BLOCK 3 IN PAGE'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH $28\frac{5}{12}$ FEET OF THE NORTH 72 FEET (EXCEPT THE EAST 25 FEET AND EXCEPT STREET) OF LOT 2 IN BLOCK 3 IN PAGE'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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