

UNOFFICIAL COPY

CORPORATE SPECIAL WARRANTY DEED IN TRUST (ILLINOIS)

03068752

COOK COUNTY ILL. 2 2 2 0 8 9

THE GRANTOR

HYDE PARK BANK AND TRUST COMPANY

a banking corporation created and 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 the consideration of TEN & NO HUNDRETHS DOLLARS, & GOOD AND VALUABLE CONSIDERATION in hand paid, and pursuant to authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto Chicago Title and Trust Company a national banking association, of Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 10th day of November, 1923 known as Trust Number 1099939, the following described real estate in the County of Cook and State of Illinois to-wit:

LOTS 19 AND 20 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for all years including including taxes which may accrue by reason of new or additional improvements during current year(s); and to all tax sales, recorded and unrecorded building violations and other matters of record.

Property Address: 7754-58 S. East End, Chicago, Illinois 60649

Permanent Real Estate Index No. 20-25-317-035

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 present 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 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 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 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 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.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 135.00

25m 7 1/2

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COOK COUNTY REAL ESTATE TRANSACTION TAX

67.50

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4 24 531 F1 (Don)

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 900.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 112.50

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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 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 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 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.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its assigns, that it has not done or suffered to be done, anything whereby the said promises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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 SENIOR VICE President, and attested by its ASSISTANT Secretary, on November 20, 1993.

IMPRESS
CORPORATE SEAL
HERE

HYDE PARK BANK AND TRUST COMPANY

By [Signature] SENIOR VICE President

Attest: [Signature] ASSISTANT Secretary

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 [Signature] SENIOR VICE President of the Hyde Park Bank and Trust Company, and [Signature] ASSISTANT 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 SENIOR VICE President and ASSISTANT Secretary, they signed 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 [Signature] 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.

STAMP
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 20th day of November, 1993.

Commission expires 5/20 1995

NOTARY PUBLIC

This instrument was prepared by David M. Truitt, 1642 E. 56th St. Chicago, IL
(NAME AND ADDRESS)

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