

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

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04027309

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6/35/94 6:55 p.m. 183

DEPT-01 RECORDING #23.50  
T#9999 TRAN 6406 12/08/94 09:22:00  
#6876 # \*-04-027309  
COOK COUNTY RECORDER

THIS INDENTURE, made this 7th day of September 1994, between LASALLE NORTHWEST NATIONAL BANK, a national banking association, a corporation created and existing under and by virtue of the laws of the State of United States and duly authorized to transact business in the State of Illinois, party of the first part, and LASALLE NATIONAL TRUST, N.A., as Trustee under trust agreement dated September 7, 1994 and known as Trust No. 118984, 135 S. LaSalle Chicago, IL (NAME AND ADDRESS OF GRANTEE) 60603 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration

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Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

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Lot 4 and the East 50 feet of Lot 5 in Block 10 in Birchwood Beach, a subdivision of Section 29, Township 41, North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Subject to: Violation of building setback line of 30 feet (from the South lot line) as shown on the plat of subdivision, existing leases and tenancies, and general real estate taxes for the year 1994 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 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.

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 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 hereto 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, assets 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, assets and proceeds thereof as aforesaid.

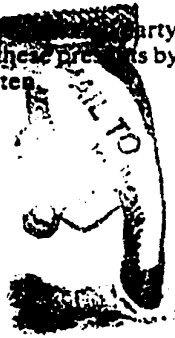
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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 homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number(s): 11-29-311-020

Address(es) of real estate: 1346-1366 West Jarvis, Chicago, Illinois

IN WITNESS WHEREOF, the party of the first part 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, the day and year first above written.



LASALLE NORTHWEST NATIONAL BANK  
(Name of Corporation)

By [Signature] President  
Attest: [Signature] Secretary

This instrument was prepared by John D. Plattner, One North LaSalle St., Suite 4400 Chicago, IL 60602

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Alexis E. Hagerup, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Lupach personally known to me to be the \_\_\_\_\_ President of LASALLE NORTHWEST NATIONAL BANK a national banking association a ~~corporation~~ and Lloyd Swanko, 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 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 7<sup>th</sup> day of September, 1994

Alexis E. Hagerup  
Notary Public

Commission expires May 17, 1998



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Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

ADDRESS \_\_\_\_\_

MAIL TO: \_\_\_\_\_

125309

REAL ESTATE TRANSACTION TAX  
0.1 - 94  
31250

REVENUE STAMP  
DEPT. OF REVENUE

REAL ESTATE TRANSACTION TAX  
REVENUE DEPT. OF REVENUE

REORDER ITEM #: PSA LABEL

COOK COUNTY CLERK'S OFFICE

GEORGE E. COLE  
LEGAL FORMS