

# UNOFFICIAL COPY

**COLE TAYLOR BANK**

04086213

## WARRANTY-DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, COLUMBIA CALUMET PARK LIMITED PARTNERSHIP, an Illinois limited partnership of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey to and Warrant to COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of December, 19 94, and known as Trust Number 94-2100, the following described real estate in the County of Cook and State of Illinois, to wit

Legal Description - See Exhibit "A" attached

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

DEC 30 PM 12:45

04086213

GRANTEE'S ADDRESS 119th St. and Paulina Ave., Calumet Park, Ill.

PIN See Attached Exhibit "A"  
SUBJECT TO

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 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 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 appertaining 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 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 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 title, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 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, avails and proceeds thereof as aforesaid.

If the title to any of the above real estate 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.

In Witness Whereof, the grantor aforsaid has hereunto set hand and seal this 27th day of December, 19 94

**COLUMBIA CALUMET PARK LIMITED PARTNERSHIP, an Illinois limited partnership**

State of Illinois SS  
County of Cook

By: **COLUMBIA HOLDINGS, LTD., an Illinois corporation, its general partner**

By: Robin Eden Rash  
**Robin Eden Rash, Vice President**

OFFICIAL SEAL  
HEATHER COOPER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3-28-98

Heather Cooper  
Notary Public

MAIL TO:

**COLE TAYLOR BANK**  
5501 WEST 79th STREET  
BURBANK, ILLINOIS 60459

Address of Property:  
119th and Paulina  
Calumet Park, Ill.

For information only

This instrument was prepared by:  
Heather Cooper  
311 S. Wacker Dr.  
Chicago, Ill. 60606

# BOX 333-CTI

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

Date 12/29/94

Buyer, Seller or Representative Heather Cooper



EXEMPT

This space for affixing Riders and Revenue Stamps

04086213

Real Estate Transfer Tax

MJ  
75-31-197 b2  
49 461-18-5L

**UNOFFICIAL COPY**

**Deed in Trust**

WARRANTY DEED

ADDRESS OF PROPERTY

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TO



COLE  
TAYLOR  
BANK

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04086213



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**Deed in Trust**

WARRANTY DEED

ADDRESS OF PROPERTY

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TO



COLE  
TAYLOR  
BANK

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 29, 19 94 Signature: Heather Cooper  
Grantor or Agent

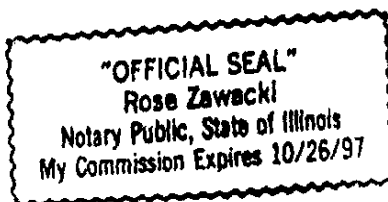
Subscribed and sworn to before me by the

said Heather Cooper

this 29th day of December

19 94.

Rose Zawacki  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 29, 19 94 Signature: Heather Cooper  
Grantee or Agent

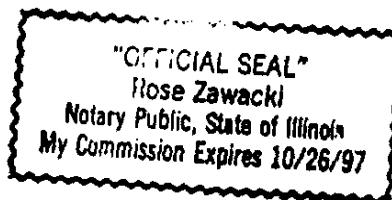
Subscribed and sworn to before me by the

said Heather Cooper

this 29th day of December

19 94.

Rose Zawacki  
Notary Public



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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTH AND SOUTH 15 FOOT WIDE PUBLIC ALLEY AS HERETOFORE DEDICATED IN BLOCK 3 IN BUTTERFIELD'S SUBDIVISION AFORESAID, LYING NORTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 IN SAID BLOCK 3.

#### PARCEL 2.

LOTS 1, 2, 3, 4 AND 5, INCLUDING THE PRIVATE ALLEY LYING SOUTH OF THE ADJACENT TO SAID LOTS, IN THE RESUBDIVISION OF LOTS 40 TO 44 IN BLOCK 3 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED JUNE 27, 1893 AS DOCUMENT NO. 1592784.

COMMON ADDRESS:

119TH AND PAULINA  
CALUMET PARK, ILLINOIS

PERMANENT INDEX NUMBER(S):

25-30-203-001, -002, -003, -004, -005, -016,-  
017, -018, -019, -020

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