

UNOFFICIAL COPY

25823732

— This Indenture Witnesseth, That the Grantor s Larry H. Cohen and Merle Cohen, his wife and Alan J. Cohen and Idalee Cohen, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths-----(\$10.00)----- Dollars, and other good and valuable considerations in hand paid, Convey s _____ and Warrant s _____ unto SEARS BANK AND TRUST COMPANY, an Illinois corporation, of Chicago, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the _____ day of _____ 19____ known as Trust Number 701728, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF:

Exempt under Real Estate Transfer Tax Act Sec. 4
Ill. & Cook County Ord. 95104 Eff. _____

Date MAR. 31, 1981 Sign. Joseph R. Friedman

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 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 or 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 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 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.

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 cases made and provided.

And the said grantor s hereby expressly waive s and release s 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 s aforesaid have hereunto set their hand s and seal this 11th day of MARCH 1981

Merle Cohen Idalee Cohen
 (SEAL) Larry H. Cohen Alan J. Cohen (SEAL)

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1981 MAR 31 PM 2 48

STATE OF ILLINOIS } ss: JOSEPH R. FRIEDMAN
COUNTY OF COOK }

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

LARRY H. COHEN, MERIE COHEN
ALAN J. COHEN AND PAULEE COHEN

11.20

personally known to me to be the same person S whose name S

subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that THEY signed, sealed and delivered the said
instrument as THEIR free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand AND seal this
11th day of MARCH 1981
Joseph R. Friedman
Notary Public

Property of Cook County Clerk's Office

11.00 MAIL

2017

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

TO
SEARS BANK
and
TRUST COMPANY
TRUSTEE

Sears Tower
Chicago, Illinois 60606

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PARCEL 1: That part of the north east 1/4 of section 11, Township 38 north, range 13 east of the third principal meridian, described as follows: Beginning on the south line of west 48th Place (a private street) said south line being a line 913 feet south of and parallel to the north line of said north east 1/4 of section 11 at a point thereon which is 521 feet west of the east line of said 1/4 section; thence south parallel to said east line a distance of 103.96 feet to its intersection with a line 1016.96 feet south of and parallel to said north line of the north east 1/4; thence west along the last above mentioned parallel line a distance of 1 foot; thence southwesterly along the arc of a circle having a radius of 241 feet and convex southeasterly a distance of 252.4 feet to its intersection with a line 643 feet west of and parallel to said east line of the north east 1/4 at a point thereon which is 1225.96 feet south of said north line of the north east 1/4; thence north along the last above mentioned parallel line a distance of 21.04 feet; thence southwesterly along the arc of a circle having a radius of 374 feet and convex southeasterly a distance of 47.71 feet to a point which is 1227.36 feet south of said north line and 685.17 feet west of said east line of said north east 1/4; thence northwesterly along the arc of a circle having a radius of 243.50 feet and convex southwesterly a distance of 252.15 feet to its intersection with a line 1018.20 feet south of and parallel to said north line of the north east 1/4 at a point thereon which is 804 feet west of said east line of the north east 1/4; thence west along the last above mentioned parallel line a distance of 1 foot; thence north along a line parallel to and 805 feet west of said east line of the north east 1/4 a distance of 105.20 feet to its intersection with said south line of west 48th Place; and thence east along said south street line a distance of 284 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 2: All that part of lots 2, 3, 14, and 15 and vacated street east of and adjoining lot 3 and lying between said lots 14 and 15 in James H. Rees subdivision of north east 1/4 of section 11, Township 38 north, range 13 east of the third principal meridian, in Cook County, Illinois, being more particularly described as follows: Beginning at a point which is 503 feet south of the north line and 805 feet west of the east line of said north east 1/4 of section 11; thence south on a line parallel with and 805 feet west of the east line of said

north east 1/4 of section 11; 350 feet thence east on a line which is parallel with and 853 feet south of the north line of said north east 1/4 of section 11, 284 feet; thence north on a line parallel with and 521 feet west of the east line of said section 11, 350 feet; thence west on a line parallel with and 503 feet south of the north line of said section 11 a distance of 284 feet to the point of beginning, all in Cook County, Illinois.

PARCEL 3: Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress over, upon and across a strip of land 60 feet in width known as West Forty-Eighth Place to and from Parcel 1 and South Kedzie Avenue as created by deed from Arthur G. Leonard and others as trustees of the Central Manufacturing District to the Hinde and Dauch Paper Company, a corporation of Ohio dated 4/15/46 and recorded 5/3/46 as Document Number 13785304, in Cook County, Illinois.

PARCEL 4: Easement appurtenant to and for the benefit of Parcel 2 for ingress and egress over, upon and across two 60 foot private streets known as West Forty-Seventh Place and West Forty-Eighth Place to and from Parcel 2 and South Kedzie Avenue as created by deed from Arthur G. Leonard and others as trustees of the Central Manufacturing District to the Hinde and Dauch Paper Company, a corporation of Ohio dated 5/31/35 and recorded 7/12/35 as document number 11649176, in Cook County, Illinois.

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END OF RECORDED DOCUMENT