

GEORGE E. COLE* NO. 804
LEGAL FORMS September, 1975

WARRANTY DEED

27374442

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR TEMPO BUILDERS, INC.

a 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 and in consideration of
the sum of Ten and no/hundredths DOLLARS.
and other good and valuable consideration
in hand paid, and pursuant to authority given by the Board of Directory of said corporation
CONVEYS and WARRANTS to THE FIRST NATIONAL BANK OF BLUE ISLAND as
Trustee under the provisions of a Trust Agreement dated the 3rd day
of January 1977 known as Trust No. 77009

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:
LOT 23 IN BLOCK 3 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE
NORTH EAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as 7951-53 South Champlian, Chicago, Illinois
60619

To have and to hold the said premises with the appurtenances upon
the trusts and for uses and purposes set forth on the reverse side
hereof and in said trust agreement set forth.

Address of Grantee: 13057 South Western Avenue
Blue Island, Illinois

(SEE ADDITIONAL PROVISIONS ON THE REVERSE HEREOF WHICH ARE)
(INCORPORATED HEREIN)

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 John M. Ford President, and attested by its
Gertrude A. Ford Secretary, this 15th day of March, 1984.

TEMPO BUILDERS, INC.

IMPRESS
CORPORATE SEAL
HERE

BY John M. Ford PRESIDENT
JOHN M. FORD
ATTEST: Gertrude A. Ford SECRETARY
GERTRUDE A. FORD

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 JOHN M. FORD
personally known to me to be the President of the TEMPO BUILDERS, INC.

IMPRESS
NOTARIAL SEAL
HERE

corporation, and GERTRUDE A. FORD 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
such John M. Ford President and Gertrude A. Ford Secretary, they signed
and delivered the said instrument as President and
Secretary of said corporation, 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 3rd day of December 1984

Commission expires 9/24 1988
Thomas J. Morrison
NOTARY PUBLIC

This instrument was prepared by THOMAS J. MORRISON
8855 S. Ridgeland Avenue, Oak Lawn, Ill. (NAME AND ADDRESS) 60453

MAIL TO: FIRST NATIONAL BANK OF BLUE ISLAND
13057 South Western Avenue
Blue Island, Illinois
(City, State and Zip)

ADDRESS OF PROPERTY:
7951-53 S. Champlian
Chicago, Illinois 60619
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
TEMPO BUILDERS, INC.
(Name)

OR RECORDER'S OFFICE BOX NO. 10400 S. Western, Chicago, Ill.
(Address) 60643

AFFIX "RIDERS" OR REVENUE STAMPS HERE
See 31 prior provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.
See 31 prior provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.
12/3/84

DOCUMENT NUMBER
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UNOFFICIAL COPY

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 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 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 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.

27374442

RECORDED BY 12: 21



Handwritten initials or mark.

WARRANTY DEED
Corporation to Individual

TO

27374442

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT