

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR MODERN COPY, INC.

87472127

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 the consideration of Ten and 00/100 (\$10.00) DOLLARS, & other good and valuable consideration in hand paid, and pursuant to authority given by the ~~Board~~ Sole Director of said corporation, CONVEYS and QUIT CLAIMS TO THE RONALD L. WHITE REVOCABLE TRUST U/A/D MAY 22, 1986

DEPT-01 RECORDING \$14.25
T#1111 TRAN 8679 08/26/87 14:38:00
#3749 #A *57-472127
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

PIN Nos.: 17-21-334-001-0000 17-28-104-001-0000
17-28-103-008-0000 -P/L-A 17-28-104-002-0000
17-28-103-009-0000 17-28-104-012-0000
17-28-103-010-0000 17-28-104-025-0000

Address: 2242 South Grove, Chicago, Illinois 60616

87472127

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 President, and attested by its Secretary, this 1st day of August, 1987.

IMPRESS
CORPORATE SEAL
HERE

MODERN COPY, INC. (NAME OF CORPORATION)
BY Judith A. White PRESIDENT
and
ATTEST: _____ 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 Judith A. White personally known to me to be the President and Secretary

IMPRESS
NOTARIAL SEAL
HERE

corporation, and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx personally known to me to be the same person whose name is 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~~ Sole Director of said corporation, as ~~herein~~ 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 1st day of August 1987

Commission expires 19 Kimberly Ann Koenig NOTARY PUBLIC

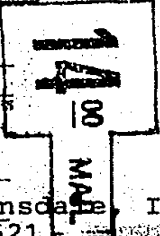
This instrument was prepared by J. M. Wesley, Katten Muchin & Zavis, Suite 1600 525 West Monroe Street, Chicago, Illinois 60606-3693

MAIL TO: { BARRY A. COMIN, ESQ.
(Name)
KATTEN MUCHIN & ZAVIS
525 WEST MONROE STREET
(Address)
SUITE 1600
CHICAGO, IL 60606
(City, State and Zip)

ADDRESS OF PROPERTY:
2242 South Grove Street
Chicago, Illinois 60616
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Judith A. White
(Name)
15 W. 201-81st Street, Hinsdale, IL
(Address) 60521

AFFIX "RIDERS" OR REVENUE STAMPS HERE
I hereby declare this Deed represents a transaction exempt under the provisions of §E, 94 of the Real Estate Transfer Tax Act; §(e), §200.1-286 of the Chicago Transaction Tax Ordinance; and §(e) §IV of the Cook County Transaction Tax Ordinance. Dated: 8-26-87 signed: [Signature]

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QUIT CLAIM DEED Corporation to Individual

GEORGE E. COLE®
LEGAL FORMS

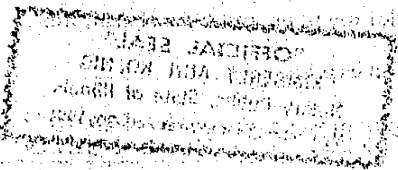
Property of Cook County Clerk's Office

TO

17-58-10341-0000
17-58-10341-0000
17-58-10341-0000
17-58-10341-0000

and when the above described premises are conveyed to the individual named herein, the grantor hereby warrants that the same are free from all liens, claims, taxes, assessments, and other encumbrances, and that the same are in full compliance with all laws, ordinances, and regulations of the City of Chicago, Illinois, and the State of Illinois, and that the grantor has the right to convey the same.

Handwritten signature



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EXHIBIT A

PARCEL 1 'A':

LOT 4 AND THAT PORTION OF LOT 3 IN BLOCK 3 IN THE SOUTH BRANCH ADDITION TO CHICAGO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4 WITH THE WESTERLY LINE OF GROVE STREET AND RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF GROVE STREET, 22 FEET, 4 1/4 INCHES; THENCE WESTERLY 226 FEET, 8 3/4 INCHES MORE OR LESS ALONG A LINE PASSING THROUGH THE MOST SOUTHERLY POINT OF THE MOST SOUTHERLY PILASTER OF THE SOUTHERLY WALL OF THE GARAGE WAREHOUSE BUILDING NOW ON LOT 3 TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY, SAID INTERSECTION BEING 24 FEET, AND 4 1/4 INCHES NORTH OF THE BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO PROPERTY TO SAID BOUNDARY LINE BETWEEN LOTS 3 AND 4; THENCE EASTERLY ALONG THE BOUNDARY LINE OF SAID LOTS 3 AND 4, 227 FEET, 6 1/4 INCHES MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPTING FROM SAID LAND THAT PORTION THEREOF CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY WARRANTY DEED FROM SELVERN'S ELEVATOR COMPANY, DATED JULY 21, 1904, AND RECORDED JULY 27, 1904, IN BOOK 8719 PAGE 289 AS AS DOCUMENT NO. 35712378, IN COOK COUNTY, ILLINOIS;

PARCEL 1-"B":

LOTS 5 AND 6 AND THAT PART OF LOT 7, LYING NORTH OF A LINE 140 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 5 (EXCEPT THAT PART OF SAID LOTS CONVEYED TO THE SANITARY DISTRICT BY DEED RECORDED DECEMBER 20, 1904 AS DOCUMENT NO. 3634733, IN BOOK 8973, PAGE 101), IN BLOCK 3 IN SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1-'C':

THAT PART OF LOT 7, LYING SOUTHERLY OF A LINE 140 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF LOT 5 AND ALL OF LOTS 8 TO 17, BOTH INCLUSIVE IN BLOCK 3, IN SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOTS 7 TO 17 CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, AND EXCEPT THAT PART OF LOTS 16 AND 17 DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 17 WITH THE SOUTHWESTERLY LINE OF THE LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DOCUMENT NUMBER 3308692, RECORDED OCTOBER 17, 1902 AND RUNNING THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17, A DISTANCE OF 82.18 FEET TO A POINT OF BEGINNING FOR THAT PART OF SAID LOTS 16 AND 17 HEREINAFTER DESCRIBED; THENCE NORTH EASTWARDLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE TO THE LEFT OF 83 DEGREES 44 MINUTES 00 SECONDS WITH SAID SOUTHWESTERLY LINE OF LOT 17 A DISTANCE OF 83.70 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 50.10 FEET, TO ITS INTERSECTION WITH THE AFORESAID SOUTHWESTERLY LINE OF LOT 17 AND THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17, A DISTANCE OF 50.40 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS;

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IN WITNESS WHEREOF

ATTEST

THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF SAID COURT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, 20____.

CLERK OF COURT

THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF SAID COURT.

CLERK OF COURT

THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF SAID COURT.

CLERK OF COURT

THE COURT OF COMMON PLEAS, COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF SAID COURT.

CLERK OF COURT

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PARCEL 2:

A PIECE OR PARCEL OF LAND COMPRISING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND THE NORTHEASTERLY 15 FEET OF LOT 8, ALL IN BLOCK 4 IN THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF AND ADJACENT TO GROVE STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 1 IN BLOCK 4 AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF GROVE STREET, 365 FEET; THENCE SOUTHEASTERLY AT AN ANGLE WITH THE ABOVE DESCRIBED LINE IN NORTH EAST INTERSECTION OF 90 DEGREES 31 MINUTES 30.27 FEET; THENCE NORTHEASTERLY AT AN ANGLE WITH THE ABOVE DESCRIBED LINE IN THE NORTHWESTERLY INTERSECTION OF 106 DEGREES 22 MINUTES 15.63 FEET MORE OR LESS TO A POINT IN THE NORTHEASTERLY LINE OF LOT 8 IN BLOCK 4 AFORESAID, SAID POINT BEING ON A LINE 25 FEET NORTHWESTERLY OF AND PARALLEL WITH THE TANGENT PORTION OF THE CENTER LINE OF CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACT SAID POINT BEING 34.81 FEET SOUTHEASTERLY MEASURED FROM THE SOUTHEASTERLY LINE OF GROVE STREET ALONG THE NORTHEASTERLY LINE OF SAID LOT 8; THENCE NORTHEASTERLY PARALLEL WITH AND 25 FEET NORTHWESTERLY FROM THE TANGENT PORTION OF THE CENTER LINE OF THE CHICAGO AND ALTON RAILROAD COMPANY'S NORTHWESTERLY MAIN TRACT 357.25 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 1 IN BLOCK 4 AFORESAID, 92.26 FEET SOUTHEASTERLY FROM THE SOUTH EAST LINE OF GROVE STREET MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 1, 92.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 3:

LOTS 44 TO 56 BOTH INCLUSIVE IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

LOTS 42 AND 43 (EXCEPT THE NORTH 16 1/2 FEET OF SAID LOTS TAKEN FOR WIDENING 22ND STREET AND EXCEPT THE EAST 22 1/2 FEET OF SAID LOT 42 CONDEMNED FOR EXTENSION OF SOUTH CANAL STREET) IN CRANE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5:

A PARCEL OF LAND BEING PART OF LOTS 8, 9, 10, 11 AND 12 IN BLOCK 4 OF THE SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 8, 15 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT 8, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED BY WILLIAM W. WHELOCK AND W. G. BIERD AS RECEIVERS OF THE RAILWAYS AND PROPERTIES OF THE CHICAGO AND ALTON RAILROAD COMPANY TO CUNEO PRINTING INDUSTRIES INC., DEED DATED JUNE 15, 1928 AND RECORDED AS DOCUMENT NO. 10100505 IN BOOK 26079 PAGE 201 IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE AND

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF THE COURT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF THE COURT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1900.

RECORDED

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SAID SOUTHERLY LINE EXTENDED OF SAID CUNEO PRINTING INDUSTRIES INC., A DISTANCE OF 42 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE THAT LIES PARALLEL TO 10 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF ILLINOIS CENTRAL GULF RAILROAD COMPANY TRACT NO. 77; THENCE SOUTHWESTERLY ALONG THE SAID PARALLEL LINE, A DISTANCE OF 250 FEET MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF LOT 12; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF LOTS 12, 11, 10, 9 AND 8 A DISTANCE OF 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 terms, 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 Title 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 waives and releases 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.

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