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TRUSTEE'S DEED

COOK COUNTY, ILLINOIS 873311232 3
FILED FOR RECORD



IN TRUST

1987 JUN 17 PM 1:11

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 4th day of June, 1987, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of February, 1949, and known as Trust Number 34106, party of the first part, and FIRST BANK OF OAK PARK, as Trustee u/t/a dated April 9, 1987, known as Trust #12902, Oak Park, Illinois, party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations, in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Lots 9, 10, 11 and South 1/2 of Lot 12 in Block 13 of Duncan's Addition to Chicago a Subdivision of the East 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: 1986 and subsequent real estate taxes, building lines and covenants, conditions and restrictions of records, zoning and building laws or ordinances; lease agreement to Shell Oil Company dated June 8, 1972, which said lease agreement the GRANTOR hereby sells and assigns to the grantee.

ALSO SUBJECT TO THE FOLLOWING RESERVATION HEREBY DECLARED BY GRANTOR: (See Attached Rider)

PERMANENT TAX NUMBER: 17-17-220-004, 005, 006, 007-9-10 ALL together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN, THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county, given to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, As Trustee of aforesaid,

By *[Signature]* Assistant Vice-President.

Attest *[Signature]* Assistant Secretary



COOK CO. NO. 016
9 0 9 9 9
JUN 17 1987
DEPT OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
200.00

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) (M) OF SECTION 200.1-2B5 OF SAID ORDINANCE.

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[Signature]

REAL ESTATE TRANSACTION TAX
REVENUE
5/18/87
pg. 1326

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date JUNE 4, 1987

Sheila Davenport
Notary Public

DEED
NAME James Spinelli
STREET 802 W. Washington St.
CITY Chicago, IL 60607
INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER BOX 933-CC
TRUSTEE'S DEED (Recorder's) - Non-Joint Tenancy

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
918 West Jackson Blvd.
Chicago, Illinois
THIS INSTRUMENT WAS PREPARED BY:
Thomas V. Szymczyk

111 West Washington Street
Chicago, Illinois 60602

G# 7115 582 D2 w/c fall

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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 charge, 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 case made and provided.

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Grantee, for itself and its successors in interest, hereby covenants with Grantor, and its successors in interest, that the real estate described in this conveyance shall not be used for or as a gasoline service station and/or an automatic vehicle car wash facility or for the sale to the public at retail or wholesale of goods and or services customarily sold incidental to the operation of a gasoline service station or an automatic vehicle wash facility. This restrictive covenant shall not prevent the Grantee or its successors in interest from engaging in a described, restricted use of the real estate for the exclusive, non-public, use by Grantee or its successors. This restriction shall run with the land described in this conveyance and shall remain in effect for so long as the real estate located on the South-west corner of Jackson and Morgan Street in Chicago, Illinois (1001 W. Jackson Boulevard) is being utilized as a gasoline service station and/or automatic vehicle wash facility for sales to the general public. This covenant shall in all events terminate when there shall be a complete abandonment of the specified use for the real estate commonly known as 1001 Jackson Boulevard, which is presently owned by the Grantor herein, and which is legally described as follows:

Lots 1, 2, and 3 in Egans Subdivision of Block 25 in Canal Trustees subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian of Block 16 in Duncan's Addition to Chicago in Cook County, Illinois.

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John J. ...
in Cook County ...
the ...
Township ...
Writings ...
to Chicago in Cook County, Illinois

Property of Cook County Clerk's Office

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