

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED OCT 19 1988  
1988 NOV 14 AM 10 26

88523029

88523029

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

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Ronald L. White Revocable Trust  
U/A/D May 22, 1986

of the \_\_\_\_\_ of \_\_\_\_\_ County of \_\_\_\_\_  
State of \_\_\_\_\_ for the consideration of  
TEN AND NO/100----- DOLLARS,  
(\$10.00) in hand paid,

CONVEY S and QUIT CLAIMS to  
Judith A. White and Michael O. Hartz, Co-Trustees  
of the Marital Deduction Trust created by the  
Ronald L. White Revocable Trust U/A/D May 22, 1986

\$17.00

(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.: 17-21-334-004-0000 17-28-104-001-0000  
17-28-103-008-0000 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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of Real Estate: 2242 South Grove, Chicago, IL 60616

DATED this 18th day of October 19 88

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
Ronald L. White Revocable Trust (SEAL) (SEAL)  
By: Judith A. White  
Judith A. White, Trustee (SEAL) (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Judith A. White, as Trustee of the Ronald L. White  
Revocable Trust U/A/D May 22, 1986

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 acknowl-  
edged that she signed, sealed and delivered the said instrument as her  
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 official seal, this 18th day of October 1988.

Commission expires May 8, 1990 Teresa Perucca  
NOTARY PUBLIC

This instrument was prepared by David J. Bryant, Esq. Katten Muchin & Zavis  
(NAME AND ADDRESS)  
525 W. Monroe, Chicago, Illinois 60606

MAIL TO: { Barry M. Comin, Esq.  
Katten Muchin & Zavis  
525 W. Monroe, Suite 1600  
(Address)  
Chicago, IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Judith A. White  
(Name)  
15 W. 201-81st Street  
(Address)  
Hinsdale, IL 60521  
(City, State and Zip)

I hereby declare this deed to be a REVENUE STAMPS HERE  
provisions of §E, §4 of the Real Estate Transfer Tax Act, §200.1-202  
of the Chicago Transaction Tax Ordinance; and §1e), §1V of the Cook County  
Transaction Tax Ordinance. Dated: 11-11-88 Signed: [Signature]

88523029

UNOFFICIAL COPY

**Quit Claim Deed**

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

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, 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 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 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 easement appurtenant 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 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 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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.

## 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 SEAWERN'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;

88523029

## 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

88523029

# UNOFFICIAL COPY

8 9 8 1 9 0 2 9

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.

Property of Cook County Clerk's Office

88523029

UNOFFICIAL COPY

Property of Cook County Clerk's Office