

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recording Use Only)

88070868

DEPT-01 RECORDING \$12.25

TR222 3108 02/18/88 09:45:00  
#7481 # B \* 88 870868  
COOK COUNTY RECORDER

459066/017

THE GRANTOR, Salb Sash & Door Company,

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/100 DOLLARS,  
and other good and valuable consideration

in hand paid, and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS to FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking  
association existing under and by virtue of the laws of the United States of America,  
its successor or successors, as Trustee under the provisions of a trust agreement  
dated the 19th day of December, 1986, known as Trust No. 9450.

the following described Real Estate situated in the County of Cook  
in the State of Illinois to wit: LEGAL DESCRIPTION ATTACHED HERETO.

THAT PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND  
THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN  
CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT  
OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF  
COOK COUNTY, ILLINOIS, ON APRIL 29, 1897, IN BOOK 67 OF PLATS, PAGE 44 AS  
DOCUMENT NUMBER 2530529 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT  
INTERSECTION OF THE EAST LINE OF SOUTH KILDARE BOULEVARD (A PRIVATE STREET)  
SAID EAST STREET LINE BEING A LINE 655.93 FEET EAST FROM AND PARALLEL WITH  
THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED, OF SAID SECTION 3,  
WITH A LINE 248 FEET SOUTH FROM AND PARALLEL WITH THE EAST AND WEST CENTER  
LINE OF SAID SECTION 3 AND RUNNING THENCE EAST ALONG THE LAST DESCRIBED  
PARALLEL LINE A DISTANCE OF 125.50 FEET TO ITS INTERSECTION WITH A LINE  
784.43 FEET EAST FROM AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE OF  
SECTION 3 THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF  
208.82 FEET TO A POINT OF 456.82 FEET SOUTH FROM SAID EAST AND WEST CENTER  
LINE OF SECTION 3 THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE  
OF 104.54 FEET TO A POINT 765.93 FEET EAST FROM THE NORTH AND SOUTH CENTER  
LINE OF SAID SECTION 3 AND ON A LINE WHICH IS 559.82 FEET SOUTH FROM AND  
PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 3 THENCE WEST ALONG  
THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 110 FEET TO ITS INTERSECTION  
WITH THE EAST LINE OF SAID S. KILDARE BOULEVARD, AND THENCE NORTH ALONG SAID  
EAST LINE OF S. KILDARE BOULEVARD A DISTANCE OF 311.82 FEET TO THE POINT OF  
BEGINNING, IN COOK COUNTY, ILLINOIS.

88070868

HERE

WITNESSETH: William J. Dixon 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 Daniel J. Dixon  
personally known to me to be the Vice-President of the Salb Sash & Door Company,  
an Illinois

corporation, and William J. Dixon 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 instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such Vice-President and Secretary, they signed  
and delivered the said instrument as Vice-President and Secretary

IMPRESS  
NOTARIAL SEAL

" OFFICIAL SEAL " HERE  
JOHN R. WIDEKIS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/29/91  
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 4th day of February 1988

Commission expires January 29 1991

John Amichini  
NOTARY PUBLIC

This instrument was prepared by J.R. WIDEKIS, 6446 W. 127th St., Palos Heights, IL  
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:  
as first given above

MAIL TO: First National Bank of Evergreen Park  
(Name)  
3101 West 95th Street  
(Address)  
Evergreen Park, IL 60642  
(City, State and Zip)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
1st National Bank Evergreen Park  
(Name)  
3101 West 95th Street  
(Address)  
Evergreen Park, IL 60642

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

1223

DOCUMENT NUMBER  
88070868

# UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®  
LEGAL FORMS

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 98 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 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.

89802088

Office

88070868

DOCUMENT NUMBER

60642

UNOFFICIAL COPY

1205

3101 West 95th Street  
Evergreen Park, IL 60642

1st National Bank Evergreen Park  
1st National Bank Evergreen Park  
SEND SUBSEQUENT TAX BILLS TO:  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

First National Bank of Evergreen Park  
(Name)  
3101 West 95th Street  
(Address)  
Evergreen Park, IL 60642  
(City, State and Zip)

MAIL TO:

as first given above  
ADDRESS OF PROPERTY:

The instrument was prepared by J.R. WIDEIKIS, 6446 W. 127th St., Palos Heights, IL

Commission expires January 29 1991

Given under my hand and official seal, this 4th day of February 1988

NOTARY PUBLIC *John W. Widenik*

JOHN R. WIDEIKIS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/29/91

OFFICIAL SEAL  
HERE

NOTARIAL SEAL  
IMPRESS

State of Illinois, County of Cook  
County and State aforesaid, DO HEREBY CERTIFY, that  
I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY, that  
I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY, that  
I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY, that

BY: *William J. Dixon*  
Daniel J. Dixon, Vice-President

ATTEST: *William J. Dixon*  
William J. Dixon, Secretary

Salb Sash & Door Company  
an Illinois  
President of the  
Salb Sash & Door Company,  
personally known to me to be the  
an Illinois

Secretary of said corporation, and personally known to me to be  
the Secretary of said corporation, and personally known to me to be  
me to be the same persons whose names are subscribed to the foregoing instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such Vice-President and Secretary, they signed  
and delivered the said instrument as Vice-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.  
1988

In Witness Whereof, said Grantor has caused its corporate seal to be here to affixed, and has caused its name  
to be signed to these presents by its Secretary, this 4th day of February, 1988.

88070868

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642  
Permanent Tax No. 19-03-400-081-0000.  
Address of Property: vacant land immediately south of and appurtenant to  
4255 South Kildare, Chicago, Illinois  
US West 434th St

ADDITIONAL TERMS AND CONDITIONS HEREOF ARE SET FORTH ON THE REVERSE SIDE HEREOF

CITY OF CHICAGO  
DEPT. OF REVENUE  
33750  
REAL ESTATE TRANSACTION TAX  
RECEIVED FEB 19 1988

REAL ESTATE TRANSACTION TAX  
RECEIVED FEB 19 1988  
22.50

FOR STAMPS HERE

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
RECEIVED FEB 19 1988  
22.50

# 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 subdivide said premises 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, power, 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 future, 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 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 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 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, 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.

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