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BARGAIN AND SALE DEED IN TRUST

① ETR

THIS INDENTURE WITNESSETH, That the Grantor PRATT & LAMBERT, INC. (also known as Pratt & Lambert Incorporated), a corporation organized under the laws of the State of New York, with its office and principal place of business at 75 Tonawanda Street, Buffalo, New York 14207, for and in consideration of Eight Hundred Fifty Thousand Dollars, and other good and valuable considerations in hand paid, hereby grants and releases unto Affiliated Bank/Western National, a corporation of Illinois, whose address is 8700 N. LAURENCE, ~~Chicago~~, Illinois 60613, as Trustee under the provisions of a trust agreement dated the 29th day of March, 1988, known as Trust Number 10505 the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:
THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM THE ABOVE DESCRIBED TRACT THE SOUTH 1040 FEET AND THE NORTH 1358 FEET THEREOF AND ALSO EXCEPT THE WEST 333 FEET THEREOF)

ALSO

PARCEL 2:
AN IRREGULAR PARCEL OF LAND IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTH WEST 1/4, 333 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTHERLY ON A LINE 333 FEET EAST OF AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 1809.50 FEET; THENCE NORTHWESTERLY MAKING AN ANGLE TO THE NORTH WEST OF 45 DEGREES A DISTANCE OF 203.01 FEET TO A POINT 189.45 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTH WEST 1/4; THENCE CONTINUING NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST AND TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 299.57 FEET AN ARC DISTANCE OF 199.52 FEET TO A POINT WHICH IS 103.84 FEET EAST OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4, THENCE NORTHWESTERLY TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 175 FEET TO A POINT WHICH IS 83 FEET EAST OF SAID WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4; THENCE NORTHERLY ON A LINE 83 FEET EAST OF AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 1316.82 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NORTH WEST 1/4; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 250 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART THEREOF WHICH LIES SOUTH OF

STATE OF ILLINOIS
DEED & ESTATE TRANSFER TAX
REVENUE
425.00
3/11/88

SEAL ESTATE TRANSFER TAX
Cook County
10505

88132066

PIN 19-10-104-028

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE MAR31'88
P.B. 11193



381.00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 MAR 31 PM 3:19

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THE NORTH LINE OF THE SOUTH 1040 FEET, AND NORTH OF THE SOUTH LINE OF THE NORTH 1358 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 10), ALL IN COOK COUNTY, ILLINOIS.

4900 S. Kilbourn Avenue
Chicago, IL

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 redivide 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 lease, 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 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 in any way to inquire into 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 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 in 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 Register 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.

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.

And the Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 29th day of March, 1988.

PRAATT & LAMBERT INCORPORATED

By James R. Boldt
James R. Boldt, Vice President

[SEAL]

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STATE OF NEW YORK)
COUNTY OF ERIE : ss.:
CITY OF BUFFALO)

On this 29th day of March, Nineteen Hundred and Eighty-Eight before me personally came James R. Boldt to me personally known, who, being by me duly sworn did depose and say that he resides at 142 Audubon Drive, Snyder, New York 14226, that he is the Vice President of PRATT & LAMBERT, INC., the corporation described in, and which executed, the above Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he signed his name thereto by like order.

F. Harris Nichols

[SEAL]

F. HARRIS NICHOLS
Notary Public, State of New York
Qualified in Erie County
My Commission Expires January 31, 19 89

Prepared by:
F. Harris Nichols
70 Niagara St
Buffalo, N.Y. 14202

BUN 200

MAIL TO:

ALAN M. CAPLAN
180 N. LAJOLLE #2805
CHICAGO, ILL 60601

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F. HARRIS NICHOLS
Notary Public State of New York
Qualified in Cook County
My Commission Expires 12/31/2011

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