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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THE FIRST NATIONAL BANK OF CHICAGO, a National Banking Association whose principal office is located at One First National Plaza, Chicago, Illinois, hereinafter called GRANTOR, for the consideration of ONE DOLLAR and other valuable consideration, receipt of which is hereby acknowledged, CONVEYS unto American National Bank and Trust Company of Chicago, a national banking association whose address is 33 North LaSalle Street, Chicago, Illinois, as Trustee under Agreement dated February 23, 1983 and known as Trust Number 57201, hereinafter called GRANTEE, the following described real estate:

Unit 2 in the Burton Court Condominium as delineated on a Survey of the following described real estate:

Lot 17 in J. F. Starr's Resubdivision of Lots 114, 115, and 116 of Bronson's addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25557669, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

- Commonly known as 163 Burton Place, Unit #2, Chicago, Illinois 60610.
- Permanent Index Number: 17-04-205-055-1002

Subject to General Taxes for the year 1987 and subsequent years, and provisions, conditions and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto said GRANTEE, forever. GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

IN WITNESS WHEREOF, said GRANTOR has caused this conveyance to be executed by its Vice President and attested to by its Assistant Vice President, and its corporate seal affixed thereto, this 25th day of April, 1988.

THE FIRST NATIONAL BANK OF CHICAGO

ATTEST

BY: Larry A. Lewis
VICE PRESIDENT

BY: J. E. O. [Signature]
ASSISTANT VICE PRESIDENT

BUY 300

1300

MAIL TO:
DAVID CHAIKIN
19 S. LaSalle #603
CHICAGO, IL 60603

Tax Bill to:
BRUCE D. HOLLER
542 W. Arlington
CHICAGO, IL 60614

Cook County
REAL ESTATE TRANSACTION TAX
46.50

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
46.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
697.50

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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 to 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 American National Bank and Trust Company of Chicago, 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 American National Bank and Trust Company of Chicago 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.

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