

UNOFFICIAL COPY

COOK COUNTY ILLINOIS 1990 NOV 27 PM 1:16 FILED FOR RECORD

90616315

1990 NOV 27 PM 1:16 WARRANTY DEED

90575947

HIS DEED IS BEING RERECORDED TO CORRECT LEGAL

STATUTORY (ILLINOIS) PARTNERSHIP TO INDIVIDUAL

THE GRANTOR, VMS/MCL DEARBORN PARK II VENTURE, AN ILLINOIS JOINT VENTURE

a partnership 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 (\$10.00) and 00/100 -----DOLLARS, in hand paid, and pursuant to authority given by the General Partners of partnership, CONVEYS AND WARRANTS TO AUSTIN BANK OF CHICAGO ATUT#6706 DTD. 11/09/90 5645 WEST LAKE STREET, CHICAGO, ILLINOIS 60644

(NAME AND ADDRESS OF GRANTEES)

15.00

the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION AND EXCEPTIONS TO WARRANTY ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF. ALSO SEE RIDER ATTACHED AS EXHIBIT "A" AS TO TRUSTEE

Permanent Real Estate Index Number (s) 17-21-213-001-0000

Address (es) of Real Estate: 1311 S. FEDERAL, CHICAGO, ILLINOIS 60605

In Witness Whereof, said Grantor has caused for its General Partner, DEARBORN PRAIRIE HOMES CORPORATION, a Illinois corporation to hereto affix its seal, and has caused it to be signed to these presents by DANIEL E. McLEAN, its President and attested by its Marilyn Walsh, its Secretary, this 21ST Day of NOVEMBER, 19 90

VMS/ MCL DEARBORN PARK II VENTURE, AN ILLINOIS JOINT VENTURE (Name of Partnership)

IMPRESS

By: DEARBORN PRAIRIE HOMES CORPORATION, its General Partner. Daniel E. McLean, President

15.00

CORPORATE SEAL HERE

Attest: Marilyn Walsh, Secretary

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 90616315 90575947

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 E. McLean personally known to me to be the President of DEARBORN PRAIRIE HOMES CORPORATION,

IMPRESS NOTARIAL SEAL HERE

and 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 instrument, appeared before me this day in person and severally acknowledged that as the President and Secretary, they signed and delivered the said instrument 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.

90575947

219802 REAL ESTATE TRANSACTION TAX 277.25

Given under my hand and official seal, this 21ST day of NOVEMBER, 19 90

Notary Public

My Commission Expires October 11, 1994

This Instrument was prepared by D'Ancona & Pflaum, Mr. David Grossberg, 30 N. LaSalle St., Chgo, IL BOX 333-GG

Mail to: AUGUSTINE AND KERN, LTD. 218 NORTH JEFFERSON STREET SUITE 202 CHICAGO, ILLINOIS 60606 ATTN: CAROL J. TAXMAN

Send subsequent Tax Bill To: 1311 S. FEDERAL CHICAGO, ILLINOS 60605

UNOFFICIAL COPY


Property of Cook County Clerk's Office

★ 052136 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '90 ★
★ P.B. 11193 ★




998.00

★ 052137 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '90 ★
★ P.B. 11193 ★




998.00

★ 052138 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '90 ★
★ P.B. 11193 ★




998.00

★ 052139 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '90 ★
★ P.B. 11193 ★



998.00

★ 052140 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '90 ★
★ P.B. 11193 ★



162.75

COOK COUNTY, ILLINOIS
1990 DEC 8 PM 4:05

90616315

90616315

90575947

UNOFFICIAL COPY 9 4 7

PARCEL 1:

LOT 15, IN MC LEAN RESUBDIVISION, BEING A SUBDIVISION OF BLOCK 5 IN DEARBORN PARK UNIT NUMBER 2, SUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO:

REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DEARBORN PARK II SINGLE FAMILY HOMEOWNERS' ASSOCIATION;

UTILITY EASEMENTS OF RECORD.

Property of Cook County Clerk's Office

90575947

90616315

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein set forth...
said Trust Agreement...
...with respect to the real estate or any part or parts of it, and at any time or times to lease, mortgage, perfect and bind, or to create any part thereof, to dedicate, convey, alienate, rights or appurtenances and to do all things which may be deemed, in conflict therewith, 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 lease to commence in the present or in the 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 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 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 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 the trust property, or be obliged to see that the terms of the 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 trust property 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 Deed 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 herein and in said Trust Agreement or in any amendments thereto, if any, and is binding upon all beneficiaries hereunder, (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 the Grantee, neither 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 pre-constitutively 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 the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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.

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.

EXHIBIT "A"

Property of Cook County Clerk's Office

90575947

90616315