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THE GRANTOR AMERICAN TARA CORPORATION

90029849

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 (\$10)

DOLLARS, and other good and valuable consideration hand paid, and pursuant to authority given by the Board of Directors

of said corporation, CONVEYS and WARRANTS to FIRST BANK AND TRUST COMPANY OF ILLINOIS, a corporation of Illinois, (The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 12th day of December 1989, known as Trust Number 10-1529, 35 North Brockway, Palatine, IL 60067

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE. THIS CONVEYANCE, AND THE WARRANTY OF TITLE CONTAINED HEREIN ARE EXPRESSLY MADE SUBJECT AND SUBORDINATE TO THE MATTERS WHICH ARE SET FORTH IN EXHIBIT "B" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS THEY AFFECT TITLE TO THE ABOVE-REFERENCED PROPERTY.

Yorking 72-37-707 F 294

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 19 90
900.00

15.00

Permanent Real Estate Index Number(s): 17-08-325-024-0000 (Parcel 1) and 17-08-325-025-0000 (Parcel 2)

Address(es) of Real Estate: 1314 W. Randolph Street, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 22th day of Dec., 19 89.

AMERICAN TARA CORPORATION
(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY Susan A. Brown VICE PRESIDENT
ATTEST: Rhonda W. Barker ASSISTANT SECRETARY

Georgia

State of Illinois; County of Gwinnett, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Susan A. Brown personally known to me to be the Vice President of the American Tara Corporation

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Rhonda W. Barker personally known to me to be the Assistant 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 such Vice President and Assistant 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.

Given under my hand and official seal, this Eighth day of January, 19 90.

Commission expires 19 90
MARCELENE F. FULTON
NOTARY PUBLIC

This instrument was recorded on June 14, 1989 at Atlanta, Georgia 30335

Trust Department First Bank & Trust Company of Illinois

MAIL TO:

35 North Brockway
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:
First Bank & Trust Company of Illinois
Trust 10-1529
300 E. Northwest Highway
Palatine, IL 60067

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 19 90
900.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN 19 90
900.00

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

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 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 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 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 hereunder, and (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 dispositions 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.

And the said grantor _____ hereby expressly waive _____ and release _____ 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 in execution or otherwise.

NOTARY PUBLIC
JENNIFER L. BROWN
JENNIFER L. BROWN
JENNIFER L. BROWN
JENNIFER L. BROWN

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

(except that part of Lots 13 and 14 taken for widening of West Randolph Street) Lot 14 and that part of Lot 13 lying East of a line described as follows: Commencing at a point on the North line of Randolph Street as widened, 41.13 feet East of the West line of said Lot 13, thence North on the center line of a brick wall 101 feet to a point on the North face of a brick wall, said point being 41.40 feet East of the West line of said Lot 13; thence continuing North to a point on the North line of Lot 13 aforesaid 41.52 feet East of the North West corner of said Lot 13. All in Block 1 in Sawyer's Addition to Chicago in the South West 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of Lot 13 (except that part thereof taken for widening West Randolph Street) lying West of a line described as follows: Commencing at a point on the North line of West Randolph Street as widened, 41.13 feet East of the West line of said Lot 13; thence North on the center line of a brick wall, 101 feet to a point on the North face of a brick wall, said point being 41.40 feet East to West line of said Lot 13, thence continuing North to a point on the North line of Lot 13 aforesaid, 41.52 feet East of the North West corner of said Lot 13, all in Block 1 in Sawyer's Addition to Chicago in the South West 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT "B"

- 1) Ad valorem taxes and assessments for the year 1989 and subsequent years
- 2) Party wall and Party wall rights on the South 101 feet of the East line of land as disclosed by Warranty Deed dated January 7, 1953 and recorded January 14, 1953 as document 15525385 by Dorothy L. Stefke to Walter Kidde and Company Inc., a corporation of New York
- 3) Rights or claims of parties in possession or subtenants (if any) not shown by public records
- 4) Encroachments, overlaps, and any matters which would be disclosed by accurate survey and visual inspection thereof, including, without limitation, that possible encroachment of building on property to the West thereof, that possible party wall on the West line thereof, and those matters reflected on November 14, 1989 plat of survey prepared for Powell, Goldstein, Frazer & Murphy by Giovanni Postacchini Registered Land Surveyor of the State of Illinois, Certificate No. 2020

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Clerk's Office

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