

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor

N. J. CORBOY COMPANY, an Illinois Corporation

of the County of Cook and the State of Illinois for and in consideration of

Ten and no/100 Dollars,

and other good and valuable consideration in hand paid, Convey \$ and Warrant \$ unto LASALLE NATIONAL

BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the

provisions of a trust agreement dated the 1st day of April 1990 known as Trust Number

115431

, the following described real estate in the County of Cook and State of

Illinois, to-wit:

See Exhibit A attached hereto and by this reference incorporated herein.

15⁰⁰

SUBJECT TO: (i) general real estate taxes for 1989 and 1990 which are not yet due and payable; (ii) special assessments confirmed after January 1, 1990; (iii) easements for public utilities and (iv) zoning laws and ordinances.

Common known as: 3423 North Drake, Chicago, Illinois

13-23-405-001, Lot 1 of Parcel 1; 13-23-405-002, Lot 2 of Parcel 1; 13-23-405-042, Parcel 2; 13-23-405-043, affects part of Parcel 3; 13-23-405-044, affects part of Parcel 3; and 13-23-405-045, affects part of Parcel 3.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 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 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 title, 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 of 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, or of 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 cases 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.

In Witness Whereof, the grantor, aforesaid has hereunto set its hand, and seal this

16th day of April, 1990

This instrument prepared by William D. Lyman, 2021 Midwest Road, Suite 202, Oak Brook, IL 60521

N. J. CORBOY COMPANY

(SEAL)

William D. Lyman
William F. Thomas

(SEAL)

OFFICIAL SEAL
WILLIAM D. LYMAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-18-93

W. F. Thomas, President

UNOFFICIAL COPY

~~BOOK 330~~

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

BOX 983 - GG

TO

LaSalle National Bank

TRUSTEE

Mail to:

Sachsoff Weaven

Cynthia Jared

36 S. Weaven 8027 AP # 2900

Chicago Illinois 60606

Property of Cook County Clerk's Office

COOK COUNTY
APR 17 2 37
30173143

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 17 1990
1760.00

COOK COUNTY
REAL ESTATE TRANSFER TAX
APR 17 1990
380.00

OFFICIAL NOTARY PUBLIC
WILLIAM D. LYMAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-18-93

STATE OF ILLINOIS
COUNTY OF DEPAGE

SS. I. WILLIAM D. LYMAN

Notary Public in and for said County, in the State aforesaid, do hereby certify that Warren E. Thomas, President of M.J. Corboy Company, an Illinois corporation,

personally known to me to be the same person whose name is

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

GIVEN under my hand and NOTARY seal this _____ day of April _____ A.D. 19 90

241B2700

UNOFFICIAL COPY

EXHIBIT A
Page 1 of 2

PARCEL 1:

LOTS 1 AND 2 IN CLAYTON'S RESUBDIVISION OF LOTS 1 TO 27 INCLUSIVE TOGETHER WITH VACATED ALLEY IN SUBDIVISION OF LOT 1 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH 7.03 FEET OF LOT 1 IN BLOCK 2 IN EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF THE SUB LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THAT PART OF BLOCK 2 IN EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUB LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEY IN SAID ADDITION DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF NORTH DRAKE AVENUE, SAID POINT BEING 489.41 FEET NORTH OF THE NORTH LINE OF WEST HENDERSON STREET; THENCE EAST ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF WEST HENDERSON STREET, A DISTANCE OF 189.16 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A LINE FORMING AN ANGLE OF 80 DEGREES, 35 MINUTES, 00 SECONDS (MEASURED FROM WEST TO NORTH WEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 27.80 FEET TO THE SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE, AS OPENED BY DOCUMENT 1188670, THENCE NORTH WESTERLY ALONG SAID SOUTHWESTERLY LINE OF NORTH AVONDALE AVENUE, A DISTANCE OF 85.81 FEET TO A POINT, THENCE WEST ALONG A LINE PARALLEL TO AND 7.03 FEET SOUTH OF THE NORTH LINE OF SAID EATON AND HALE'S ADDITION, A DISTANCE OF 117.83 FEET TO THE SAID EAST LINE OF NORTH DRAKE AVENUE, THENCE SOUTH ALONG SAID EAST LINE OF NORTH DRAKE AVENUE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

ALSO

THAT PART OF BLOCK 2 IN EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUB LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED STREETS AND ALLEYS INCLUDED IN AND ADJOINING EATON AND HALE'S ADDITION TO GRANDVIEW AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF NORTH DRAKE AVENUE, SAID POINT BEING 489.41 FEET NORTH OF THE NORTH LINE OF WEST HENDERSON STREET, AND RUNNING THENCE EAST ALONG A LINE PARALLEL TO SAID NORTH LINE OF WEST HENDERSON STREET, A DISTANCE OF 192.56 FEET, THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 10.46 FEET TO A POINT THAT IS 199.19 FEET EAST OF SAID EAST LINE OF NORTH DRAKE AVENUE, THENCE WEST ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF WEST HENDERSON STREET, A DISTANCE OF 199.09 FEET TO THE EAST LINE OF NORTH DRAKE AVENUE, AND THENCE NORTH ALONG THE EAST LINE OF NORTH DRAKE AVENUE 80 FEET TO THE POINT OF BEGINNING RECEIPTING THEREFROM THAT PORTION OF SAID PREMISES LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT A POINT IN THE SOUTH LINE OF LOT 13 IN BLOCK 2 IN EATON

30173112

UNOFFICIAL COPY

Property of Cook County Clerk's Office

AND HALE'S ADDITION TO GRANDVIEW AFORESAID WHICH IS 117.54 FEET EAST OF THE SOUTH WEST CORNER OF LOT 13 AND RUNNING THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF LOT 10 IN SAID BLOCK 2 WHICH IS 55 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 10 AND RUNNING THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF LOT 5 IN SAID BLOCK 2 WHICH POINT IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5, (THE SAID PORTION SO EXCEPTED BEING THAT PORTION OF THE PREMISES FIRST ABOVE DESCRIBED WHICH WAS CONDEMNED FOR HIGHWAY PURPOSES BY PROCEEDINGS HAD IN CASE NO. 47-C-12064 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS), ALL IN COOK COUNTY, ILLINOIS ALSO

THAT PART OF EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUB LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED STREETS AND ALLEYS INCLUDED AND ADJOINING EATON AND HALE'S ADDITION TO GRANDVIEW, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF NORTH DRAKE AVENUE, SAID POINT BEING 169.41 FEET NORTH OF THE NORTH LINE OF WEST HENDERSON STREET, THENCE EAST ALONG A LINE PARALLEL TO SAID NORTH LINE OF WEST HENDERSON STREET, A DISTANCE OF 169.75 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 4.48 FEET TO A POINT THAT IS 190 FEET EAST OF THE SAID EAST LINE OF NORTH DRAKE AVENUE, THENCE SOUTH ALONG A LINE PARALLEL TO AND 190 FEET EAST OF THE SAID EAST LINE OF NORTH DRAKE AVENUE, A DISTANCE OF 86 FEET THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 19.76 FEET TO A POINT THAT IS 192.16 FEET EAST OF THE SAID EAST LINE OF NORTH DRAKE AVENUE, THENCE WEST ALONG A LINE PARALLEL TO SAID NORTH LINE OF WEST HENDERSON STREET, A DISTANCE OF 192.16 FEET TO SAID EAST LINE OF NORTH DRAKE AVENUE, THENCE NORTH ALONG THE SAID EAST LINE OF NORTH DRAKE AVENUE, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE NORTH LINE OF LOT 10 IN BLOCK 2 IN EATON AND HALE'S ADDITION TO GRANDVIEW AFORESAID, 55 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 10, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF LOT 5 WHICH POINT IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5, (THE SAID PORTION SO EXCEPTED BEING THAT PORTION OF THE PREMISES FIRST ABOVE DESCRIBED WHICH WAS CONDEMNED FOR HIGHWAY PURPOSES BY PROCEEDINGS HAD IN CASE NO. 47-C-12064 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS) ALL IN COOK COUNTY, ILLINOIS.

90173143

UNOFFICIAL COPY

Property of Cook County Clerk's Office