

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

90325218

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THIS INDENTURE, made this 23 day of July, 1990, between FIRST EXCHANGE CORPORATION

a corporation created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and SOUTH HOLLAND TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of Trust Agreement dated 4/24/67 and known as Trust Number 873 (NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING #13.25
T09999 TRAN 0183 07/06/90 14152100
#4886 * G * -90-325218
COOK COUNTY RECORDER

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other good & valuable considera-

Above Space For Recorder's Use Only

tion in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description on reverse side)

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 given to said trustee to improve, manage, protect and subdivide 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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, in 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 appertaining 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 the 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, lease, mortgage, leave 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, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 her predecessor in trust.

The interests 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 interests in hereby declared to be real 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 28-09-404-022

Address(es) of real estate: 15020 South Cicero Avenue, Oak Forest, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

FIRST EXCHANGE CORPORATION
(Name of Corporation)

By Jan Sulan President
Attest: Ernie M. Walker Secretary

This instrument was prepared by D. James Bader, Attorney at Law, 3677 Sauk Trail, Richton Park, IL 60471 (NAME AND ADDRESS)

MAIL TO { BADER & DANAKER (Name)
3677 SAUK TRAIL (Address)
RICHTON PARK IL (City, State and Zip) 60471

SEND SUBSEQUENT TAX BILLS TO:
PATRICIA A. METZ (Name)
15020 S. CICERO (Address)
OAK FOREST IL (City, State and Zip) 60452

OR RECORDER'S OFFICE BOX NO. _____

Exempt under provisions of Paragraph (c) Section 4, Real Estate Transfer Act
Date: 7-5-90 By: [Signature]

90-325218

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Next America Title Order # C 33420 20/2

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STATE OF California 1990 }
COUNTY OF Santa Barbara } ss.

I, Belinda Penderick, a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jan Tyler personally known to me to be the President of First Exchange Corporation, a corporation, and Jane M. Altman, personally known to me to be the Asst. 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 President and Asst. 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 3 day of July, 1990.



Belinda Penderick
Notary Public
Commission expires March 4, 1994

Legal Description:

Lot 2, except the East 17 feet thereof, in Block 39 in Arthur T. McIntosh Addition to Midlothian Farms, being a Subdivision of the Southwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 9, the West 1/2 of the Southwest 1/4 and the West 33/80 of the East 1/2 of said Southwest 1/4 of Section 10, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

90325319

SPECIAL WARRANTY DEED

Corporation to Individual

TO

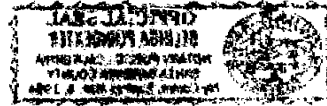
ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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Property of Cook County Clerk's Office



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COOK COUNTY CLERK'S OFFICE

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