

UNOFFICIAL COPY

91097833

\$107.00

1327

SPECIAL WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that CITIBANK, F.S.B., duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, BARGAIN and SELL to COSMOPOLITAN NATIONAL BANK OF CHICAGO, a national banking association, of 801 North Clark Street, Chicago, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 9th day of July, 1986, known as Trust Number 27848, GRANTEE, all of the following described premises situated in County, Illinois, to-wit:

Unit Nos. 1A, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 7A, 7B, 7C, 7D, 7E, 7F, 7G and 7H, in the Pyramid Condominium, as delineated on a survey of the following described real estate:

Sub-Lot 2 of Block 2 in W. C. Goudy's Estate Subdivision of Block 5 in Argyle, in the South East fractional 1/4 of Section 8, Township 40 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 25589410 together with their undivided percentage interests in the common elements, in Cook County, Illinois.

To Have and To Hold the said premises unto the said GRANTEE, its successors and assigns forever, subject only to:

- (a) general real estate taxes for the 2nd installment of 1990 and subsequent years;
- (b) building line as shown on the plat of said subdivision recorded November 23, 1898 as Document 2756965;
- (c) agreement between Joseph Downery and others, dated April 10, 1901 and recorded October 19, 1901 as Document 3164041, to establish a building line 15 feet from street line across the land and a further agreement between Joseph Downery and others, dated March 31, 1894 and recorded April 7, 1904 as Document 3534477, to establish a building line 25 feet from street line across the land and a further agreement between Joseph Downery and others, dated May 26, 1904 as Document 3544371, to establish a building line 28 1/2 feet from street line across said land;
- (d) encroachment of building on the land over the west lot line from 3/8 inches to 7/8 inches, as disclosed by survey;
- (e) encroachment of 9 story brick building located mainly on the land over the land west and adjoining by 0.07 of a foot and varying to 0.03 of a foot, as shown by survey

72-92-340 D2

STATE OF ILLINOIS
DEPT. OF REVENUE
CHICAGO, ILL. 60601

COOK COUNTY

Cook County
REAL ESTATE TRANSACTION TAX
355.00
REFER TO STAMP 454-53

91097833

\$5,325.00
CM

attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 25589410;

- (f) encroachment of fire escape attached to 9 story brick building located mainly on the land, said fire escape is located mainly over public alley south and adjoining the land by an undisclosed amount, as shown by survey attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25589410;
- (g) violation of 28.5 foot building line by a 9 story building located on the land, over building line by 14.29 feet and varying to 14.29 feet;
- (h) violation of 28.5 foot building line by Units 3A, 4A, 5A, 6A and 7A located on the land, over building line by 11.58 feet, as shown on survey attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25589410 (affects Units 3A, 4A, 5A, 6A and 7A);
- (i) violation of 25 foot building line by Units 3H, 4H, 5H, 6H and 7H located on the land, over the building line by 11.66 feet, as shown by survey attached as Exhibit "A" to the Declaration of Condominium, recorded as Document Number 25589410 (affects Units 3H, 4H, 5H, 6H and 7H).
- (j) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded September 18, 1980 as Document 25589410 and amended by 88239725, and limitations and conditions imposed by the Condominium Property Act.

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

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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 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 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 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.

And 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.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said CITIBANK, F.S.B., has caused its corporate seal to be affixed and these presents to be signed by its Vice President and Assistant Secretary on its behalf, this 1st day of March, 1991.

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CITIBANK, F.S.B.

By: *Ray Pulliam*
Vice President

ATTEST:

Victoria M. Prochaska
Assistant Secretary

THIS INSTRUMENT WAS PREPARED BY:
Martin F. Hauselman
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, *Evelyn Turner*, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that *PAYIZ PAKRAN* personally known to me to be the Vice President of CITIBANK, F.S.B., and *Victoria M. Prochaska*, personally known 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 1st day of March, 1991.

1991 MAR 01 PM 4:05

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Evelyn Turner
Notary Public

ADDRESS OF PROPERTY:

925 Carmen
Chicago, Illinois



PERMANENT INDEX NO. 14-08-408-044-1001 through 14-08-408-044-1047

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After Recording

Mail to:

Elaine S. Blatt
Blatt, Hasenmiller,
Flanagan, Leibsker,
& Moore
343 So. Dearborn St.
Chicago, Ill. 60604

Property of Cook County Clerk's Office

BOX 333