

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Sanford Takiff Company, a Florida corporation

of the County of _____ and State of _____ for and in consideration of Ten and no/100----- Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 3rd day of June 19 92, known as Trust Number 11-4870, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1 IN SAGA SUBDIVISION, BEING A PART OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND WEST OF THE CENTER OF THE PUBLIC HIGHWAY, IN COOK COUNTY, ILLINOIS. SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (PROVIDED SUCH COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD DO NOT PROHIBIT PURCHASER'S INTENDED USE OF THE PREMISES AS AN AUTOMOBILE DEALERSHIP AND SERVICE FACILITY); PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; GENERAL TAXES FOR THE YEAR 1991 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR 19

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trustee, applying 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 maintain said premises or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 each successor or successor 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 lease 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 120 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 any time or times hereafter, to contract to make leases, to grant options to lease and options to renew leases and options to purchase or to purchase or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or 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 incident to said premises or any part thereof, and in deal with said property as if 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, 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 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) that the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are duly 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.

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 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.

In Witness Whereof, the grantor, aforesaid has hereunto set hand and seal this _____ day of _____ 19____

SANFORD TAKIFF COMPANY, a Florida corporation

BY: [Signature] (Seal) _____ (Seal) Its: [Signature] (Seal) _____ (Seal)

State of Illinois County of Cook I, Angela K. Villanueva a Notary Public in and for said County, do hereby certify that Sanford Takiff, President of Sanford Takiff Company, a Florida Corporation

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 27 day of July 1992

"OFFICIAL SEAL" ANGELA K. VILLANUEVA Notary Public, State of Illinois My Commission Expires Dec. 26, 1993

[Signature] Angela K. Villanueva Notary Public

After reading Act to: ALBANY BANK AND TRUST COMPANY N.A.

BOX 35

630 Waukegan Road Glenview, IL 60022

For information only insert street address of above described property. PIN 04-35-314-046

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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