

UNOFFICIAL COPY

92900068

4-1992

SPECIAL WARRANTY DEED

412,143,685 (old)

92900068

THIS INDENTURE, made this 9th day of November, 1992, between Security Pacific National Bank, not in its individual capacity but solely as Trustee for American Housing Trust IV, 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 Southwest Financial Bank, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the 20th day of June, 1992 and known as Trust Number 1-0800 party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 (\$10.00) Dollars and other good and valuable consideration 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 successors, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 45 in Parady's Subdivision of the North 419.2 feet of the South 825 feet West of the Railroad in the Northwest 1/4 of Section 33, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as
709 W. 82nd Street
Chicago, Illinois

PERMANENT INDEX NO. 20-33-123-006

Subject to: Real estate taxes for 1991 and subsequent years;
also see reverse side hereof

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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 successors 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 successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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.

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 Assistant Secretary, the day and year first above written.

By: Michael Green
Michael Green Vice President

Attest: Gloria S. [Signature]
Gloria S. [Signature] Assistant Secretary

This document was prepared by:
Robert J. Sabin, Jr.
1040 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Send Subsequent Tax Bills to:
grantor's direction

Address of Property:
709 W. 82nd Street
Chicago, IL 60620

MAIL TO:
Southwest Financial Bank
15330 South LaGrange Road
Orland Park, IL 60462

or Recorder's Office Box No. _____



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UNOFFICIAL COPY

STATE OF California)
COUNTY OF Orange) SS

I, Victor F. Dimafanta, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Green and Assistant Secretary, personally known to me as the Vice President and Assistant Secretary respectively, of part of America NLSA, 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 acknowledged that they signed and delivered the same instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors, as their free and voluntary act and as the free and voluntary act and deed of said corporation, the the uses and purposes therein set forth.

GIVEN under my hand and seal this 9th day of November, 19 92.



Victor F. Dimafanta
Notary Public

My commission expires: Jan 2 1995

89000625

DEPT-01 RECORDING \$23.50
1:55556 TRAN 2/4/92 14:19:00
\$8228 * 92-900068
COOK COUNTY RECORDER

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 re-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 in 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, 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 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.

If the title to 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 salute in such cases made and provided.