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DEED IN TRUST
(ILLINOIS)

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THE GRANTOR BOSWORTH-ALTGELD PARK CORPORATION, an Illinois corporation

DEPT-01 RECORDING \$25.50
T#0000 TRAM 5002 11/18/93 10:01:00
#6096 *--93-943241
COOK COUNTY RECORDER

of the County of Cook and State of Illinois
for and in consideration of Ten and No/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Conveys and (WARRANT ~~S. XXXXXXXXXXXXXXX~~) unto
Columbia National Bank of Chicago, a national banking association,
5250 N. Harlem, Chicago, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 10th day of August, 1993 and known as Trust Number 4445 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:
See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 14-29-311-015; 016; 017; 018 and 019

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Address(es) of real estate: 2500 North Bosworth, Chicago, Illinois

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create 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 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 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, dividends 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, or such, but only an interest in the earnings, dividends 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.

And the said grantor hereby expressly waive and release 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 11 day of November, 1993
BOSWORTH-ALTGELD PARK CORPORATION, an Illinois corporation (SEAL)

State of Illinois, County of SS.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald B. Shipka, President, Bosworth-Altgeld Park 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 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 11 day of November 1993

Commission expires 9-18 1995

NOTARY PUBLIC

This instrument was prepared by David A. Grossberg, Sachnoff & Weaver, Ltd., 30 S. Wacker Dr., 29th Fl., Chicago, IL 60606 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:

DAVID A. GROSSBERG
(Name)
30 SOUTH WACKER DRIVE 29th Floor
(Address)
Chicago, Illinois 60606-7484
(City, State and Zip)

SEND SUBSCRIPTIONS TO:



(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 367

E114801 N 93222 / Cook Co. Ill.

BUYER, SELLER & REPRESENTATIVE
Date 11/12/93
Section 4, Real Estate Transfer Tax Act
AFFIX "RIDERS" OR REVENUE STAMPS HEREON IN PROVISIONS OF PARAGRAPH 4

2550

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

112219336

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EXHIBIT A

Legal Description

LOTS 15 TO 23 AND THE 16 FOOT ALLEY LYING NORTH AND ADJOINING
LOTS 15 TO 19 AND SOUTH OF AND ADJOINING LOT 20 AS SHOWN ON THE
PLAT OF JOHN F. LABAHN'S AND C. LABAHN'S SUBDIVISION OF THE SOUTH
4.01 CHAINS OF THE NORTHWEST 1/4 OF BLOCK 42 IN SHEFFIELD'S
ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP
40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office 95043201

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov. 12, 1993.

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said

this 12th day of November, 1993.

Notary Public

"OFFICIAL SEAL"
LYNN A. NICHOLS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/12/97

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 12, 1993

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said

this 12th day of November, 1993.

Notary Public

"OFFICIAL SEAL"
LYNN A. NICHOLS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/12/97

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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AE) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)