

DEED IN TRUST - SPECIAL WARRANTY

THIS INDENTURE WITNESSETH, That the Grantor CAPITOL BANKERS LIFE INSURANCE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Minnesota, party of the first part, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid does remise, release, alien and convey unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation, of 1825 West Lawrence, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated December 22, 1992, known as Trust Number RV-011934, party of the second part, 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 for Legal Description.

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 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 (a) real estate taxes for 1992 and subsequent years, (b) existing leases, occupancy agreements and possessory rights, and (c) all loan documents executed by party of the second part.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AMOUNT OF TAX \$ 850.00

COOK COUNTY
REAL ESTATE TRANSFER TAX
AMOUNT OF TAX \$ 423.00

74-5-174-42

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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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

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 Treasurer President, and attested by its Secretary Secretary, the day and year first above written.

CAPITOL BANKERS LIFE INSURANCE COMPANY, a Minnesota Corporation

By: [Signature]
Its: Treasurer

ATTEST:

Its: [Signature]

Address of Property: 6820-40 N. Lincoln Ave.
Suzich, Illinois
USA Lincolnwood

First Chicago Trust Company of Illinois
1825 W. Lawrence Ave.
Chicago, Illinois 60640
Box 55

This Documents was Prepared and Drafted By:

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COOK COUNTY, ILLINOIS
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BOX 333

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STATE OF WISCONSIN

COUNTY OF

I, L. John Ratzel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul A. Robinson, as Treasurer **President** of **CAPITOL BANKERS LIFE INSURANCE COMPANY** and Donald G. [unclear], as [unclear] **Secretary** of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such [unclear] **President** and [unclear] **Secretary** of said Corporation, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said [unclear] **Secretary** did then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of January, 1993.

[Signature]
 Notary Public

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Property of Cook County Clerk's Office

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Exhibit "A"

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PARCEL 1:

LOTS 65, 66, 67 AND 68 IN LINCOLN CRAWFORD PRATT BOULEVARD, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 15 ACRES AND THE SOUTH 1/2 OF THE WEST 25 ACRES (EXCEPT THE SOUTH 30 FEET OF THAT PART LYING WEST OF LINCOLN AVENUE) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LINCOLN AVENUE RECORDED JUNE 1, 1925 AS DOCUMENT 8930256, TOGETHER WITH THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY AS VACATED BY DOCUMENT NUMBER 26063011, LYING SOUTHWESTERLY OF AND ADJOINING SAID LOTS 65 THROUGH 68, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED OCTOBER 20, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316166, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 12, 1986 AS DOCUMENT 86098271, FOR INGRESS, EGRESS, PARKING AND USE, MAINTENANCE REPAIR AND REPLACEMENT OF ANY UNDERGROUND PIPES, CONDUITS, WIRES AND UTILITIES TOGETHER WITH ACCESS OVER THE FOLLOWING DESCRIBED PREMISES:

LOTS 74 AND 75 IN LINCOLN-CRAWFORD-PRATT BOULEVARD SUBDIVISION OF THE SOUTH 1/2, EAST 15 ACRES AND SOUTH 1/2, WEST 25 ACRES (EXCEPT THE SOUTH 30 FEET OF THAT PART LYING WEST OF LINCOLN AVENUE) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LINCOLN AVENUE, TOGETHER WITH ALL OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AFORESAID LOT 70 AND ALL OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AFORESAID LOT 69, AND THE SOUTHWEST 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY OF AFORESAID LOTS 74 AND 75, AND A PORTION OF AFORESAID VACATED ALLEY LYING NORTH OF AFORESAID LOT 75 (ALLEY VACATED AS PER DOCUMENT NUMBER 26063011) IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 69, 70, 72, 73, 74 AND 75 IN LINCOLN CRAWFORD PRATT BOULEVARD SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 15 ACRES AND THE SOUTH 1/2 OF THE WEST 25 ACRES (EXCEPT THE SOUTH 30 FEET OF THAT PART LYING WEST OF LINCOLN AVENUE) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4; ALSO THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTHEAST OF THE NORTHEASTERLY LINE OF LINCOLN AVENUE, TOGETHER WITH ALL OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AFORESAID LOT 70 AND ALL OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AFORESAID LOT 69, AND THE SOUTHWEST 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY OF AFORESAID LOTS 74 AND 75, AND A PORTION OF AFORESAID VACATED ALLEY LYING NORTH OF AFORESAID LOT 75 (ALLEY VACATED AS PER DOCUMENT NUMBER 26063011) IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 10-34-231-007, 008 and 018 through 025

Commonly Known As: 6820-40 North Lincoln
Lincolnwood, Illinois

This Document was Prepared by:

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