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SPECIAL WARRANTY DEED

93247798

KNOW ALL MEN BY THESE PRESENTS that THE FIRST NATIONAL BANK OF CHICAGO, a National Banking Association whose principal office is located at One First National Plaza, Chicago, Illinois, hereinafter called GRANTOR, for the consideration of ONE DOLLAR and other valuable consideration, receipt of which is hereby acknowledged, CONVEYS unto Maywood Proviso State Bank under Trust Agreement #9386 dated March 11, 1993, located at 411 Madison, Maywood, IL 60153, hereinafter called GRANTEE, the following described real estate:

Lots 3 and 4 in Block 246 in Maywood in the Southwest 1/4 of Section 2, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, IL

Subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads, railroads and highways rights-of-way, if any; (c) party wall rights and agreements; (d) existing leases or tenancies (as listed and described in the Rider attached hereto and made a part hereof), if any; (e) special taxes and assessments for improvements not yet completed; (f) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed, if any; (h) zoning and building restrictions, laws and ordinances; (i) general taxes for 1992 and subsequent years; (j) matters which an adequate survey of the said real estate would disclose; and (k) such additional matters to which said Deed shall be subject as listed and described on the Rider, if any, attached hereto and made a part hereof, or which the title insurance company is willing to waive upon recording the deed of conveyance.

COMMONLY KNOWN AS: 815 NORTH 5TH AVENUE, MAYWOOD, IL

PERMANENT INDEX NUMBER: 15-02-326-002-0000

TO HAVE AND TO HOLD said real estate, together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto said GRANTEE, forever. GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

IN WITNESS WHEREOF, said GRANTOR has caused this conveyance to be executed by its Vice President and attested to by its Assistant Vice President, and its corporate seal affixed thereto this 22nd day of March, 1993.

THE FIRST NATIONAL BANK OF CHICAGO

BY: [Signature]  
VICE PRESIDENT

ATTEST

BY: [Signature]  
ASSISTANT VICE PRESIDENT

COOK CO. NO. 016  
038239

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
APR-93  
REVENUE  
28.50

REAL ESTATE TRANSACTION TAX  
COOK COUNTY  
APR-93  
REVENUE  
14.25

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REAL ESTATE TRANSFER TAX  
VILLAGE OF MAYWOOD  
\$10.00  
Village of Maywood

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Property of Cook County Clerk's Office

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BOX 333

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL TO:  
Ronaldo M. Ferris  
1807 Broadway  
Mckinstry Park, Ill.  
60660

This instrument prepared by:  
Paul L. Bolton, Attorney  
One First National Plaza  
Chicago, Illinois 60670

OFFICIAL SEAL  
BONNIE J WAYNE  
NOTARY PUBLIC  
MY COMMISSION EXP. OCT. 20, 1996

My commission expires: Oct. 20, 1996

Bonnie J. Wayne  
NOTARY PUBLIC

WITNESS my hand and notarial seal this 22nd day of March, 1993.

Before me, the undersigned, this day appeared Larry A. Longis, a Vice President, and Howard M. Freis, an Assistant Vice President of THE FIRST NATIONAL BANK OF CHICAGO, a National Banking Association, and acknowledged the execution of the foregoing instrument in behalf of said National Banking Association, and by authority of its By-Laws and that said deed is the free act and deed of said corporation and of themselves as such officers, that the corporate seal affixed thereto is the corporate seal of the said corporation.

STATE OF ILLINOIS )  
) SS )  
) COUNTY OF COOK )

93217798

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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 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 subdivisions 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 such successor or successors in trust all of the title, estate, power 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 future, 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 agreement 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 to the terms of the trust that have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or permitted 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 the instrument 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 instrument and in said trust agreement or in some amendment thereto 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 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 cases made and provided.

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Property of Trust

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