

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

96 JUN 17 PM 1:48

94535793

94535793

COOK CO. NO. 016

Form 91 R 10/92

The above space for recorder's use only

2 2 8 1 7 3

THIS INDENTURE WITNESSETH, That the Grantor **J. L. WILLIAMS**, as sole shareholder of **JLW, Inc.**, a dissolved Texas corporation, formerly known as **J. L. Williams Co., Inc.** of the County of **Dallas** and State of **Texas** for and in consideration of **Ten and NO XX/100** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is **171 North Clark Street, Chicago, Illinois 60601-3294**, as Trustee under the provisions of a trust agreement dated the **1st** day of **June** 19 **94**, known as Trust Number **1100170** the following described Real estate in the County of **Cook** and State of **Illinois**, to-wit:

Legal description attached hereto as Exhibit A,  
Subject to permitted exceptions attached hereto as Exhibit B,  
real estate taxes for the second installment of 1993 and 1994, and covenants, easements and restrictions of record.

PERMANENT TAX NUMBER: 25-23-102-006-0000 VOLUME NUMBER: \_\_\_\_\_

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 subdivision or part thereof, and to receive, hold and convey 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 perpetuity or for a term of years, to lease to commence in the present or future, and upon any terms and 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 premises 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, and, if 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 of any claim of any kind 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 and in some attachment thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 interests 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 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.

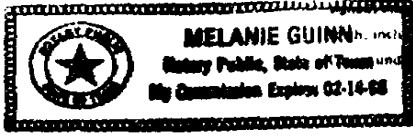
In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 10th day of June 19 94

J. L. Williams (Seal) J. L. Williams (Seal)  
J. L. Williams (Seal) J. L. Williams (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
J. L. Williams  
7557 Rambler Road #1020  
Dallas, Texas 75231

State of Texas )  
County of Dallas )  
I, \_\_\_\_\_, a Notary Public in and for said County, in the state aforesaid, do hereby certify that J. L. Williams, as sole shareholder of JLW, Inc., a dissolved Texas corporation, formerly known as J. L. Williams Co., Inc.

personally known to me to be the same person whose name is \_\_\_\_\_ is submitted to the foregoing instrument, appeared before me this day in person and acknowledged that he \_\_\_\_\_ and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



and including the release and waiver of the right of homestead my hand and notarial seal this 10 day of JUNE 19 94

Melanie Guinn  
Notary Public

After recording return to:  
Box 533 (Cook County only)  
or  
CHICAGO TITLE AND TRUST COMPANY  
171 North Clark Street/Chicago, IL 60601-3294  
Attention: Land Trust Department

For information only insert street address of above described property

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
JUN 17 1994  
DEPT 06  
REVENUE  
133.50  
JAN 30 1993  
94535793  
PROPERTY LOCATED IN ENTERPRISE ZONE #3  
6/16/94  
Cannery Warehouse  
This space for affixing Return and Revenue Stamps

94535793  
6675  
JUN 17 1994  
REVENUE  
STAMP  
JUN 17 94  
REAL ESTATE TRANSFER TAX  
COOK COUNTY  
NOTARY PUBLIC  
MELANIE GUINN  
A 4

111-1-2-90  
062-10-5L

5403477

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 21 (EXCEPT THE WEST 151.53 FEET THEREOF) AND ALL OF LOT 22 IN PULLMAN INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 22 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 23 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 700 AND 736 EAST 112TH STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 25-23-102-006-0000

Property of Cook County Clerk's Office

94537793

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Easement for the purpose of serving the subdivision and other property with telephone and electric service as granted to the Commonwealth Edison Company and Illinois Bell Telephone Company and their respective successors and assigns, to install, operate, maintain and remove, from time to time facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals over, under, across and along and upon the surface of the property shown within the dotted lines on the Plat of Subdivision recorded December 29, 1971 as document 21761840 and marked "Easement" and the property designed on the plat for streets and alleys, together with the right to install required service connections over, or under the surface of each lot to serve improvements thereon, and the right to cut or trim and remove trees, bushes, roots as may be reasonably required incident to the rights therein given, and the right to enter upon the subdivided property for all such purposes.
2. 15 foot building line as shown on the plat of subdivision recorded December 29, 1971 as document 21761840 over the north line of Lot 21 and the north and east lines of Lot 22.
3. Covenants and restrictions contained in the declaration recorded December 29, 1971 as document 21761841 made by Pullman Bank and Trust Company, corporation of Illinois as Trustee under Trust Agreement dated July 31, 1970 known as Trust Number 71-80910, relating to signs, lights, height and location of buildings, sanitation, obstruction of site lines, public safety, construction, parking, approval of plans, walks, driveways, parking areas, lawns and landscaping, use of from 15 feet abutting dedicated streets, height of any equipment or structures, screening of loading docks and storage areas, waste disposals and maintenance.  
  
NOTE: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
4. Easement for the purpose of snow removal and related uses, erecting, constructing and maintaining of sidewalks and street lights, erecting, constructing, maintaining, and operating utility services over, across, under and through the premises in the designated area between the building lines and the property lines, as created by instrument recorded December 29, 1971 as document 21761841.  
  
(Affects the north 15 feet of Lot 21 and the North 15 feet of the easterly 15 feet of Lot 22)
5. Grant of Easement recorded October 19, 1972 as document 22090086 by Pullman Bank and Trust Company, corporation of Illinois as Trustee under Trust No. 71-80910, to the Peoples Gas Light and Coke Company, corporation of Illinois, and its successors

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

and assigns, to construct and maintain gas mains or pipes, drip valves, fittings, meters and other necessary equipment over, under, along and across that portion of the land commencing at the lot line bordering the dedicated right of way and extending 10 feet wide therefrom in the direction toward the lines marked "15 foot building line" pursuant to the plat of subdivision aforesaid.

(affects the north 10 feet of Lot 21 and the north 10 feet and the easterly 10 feet of Lot 22)

Property of Cook County Clerk's Office

04535793

# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Property of Cook County Clerk's Office