

# UNOFFICIAL COPY

**COLE TAYLOR BANK**

94683090

## WARRANTY-DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4,  
Real Estate Transfer Tax Act

Date  
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Combined Insurance Company of America

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten & 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey B and Warrant B unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of June, 19 93, and known as Trust Number 93-2044, the following described real estate in the County of Cook and State of Illinois, to wit

THAT PART OF LOTS 3 AND 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WESTERLY LINE OF BROADWAY 30 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 4 (MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE), RUNNING THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 4 TO THE WEST LINE OF SAID LOT AT A POINT 30 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT; RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 3 AND 4, 66 FEET 10 1/2 INCHES, RUNNING THENCE EAST UPON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 TO THE WESTERLY LINE OF BROADWAY; RUNNING THENCE SOUTH EASTERLY

GRANTEE'S ADDRESS ALONG THE WESTERLY LINE OF BROADWAY TO THE PLACE OF BEGINNING  
5501 W 79th Street, Burbank, IL 60459 IN COOK COUNTY, ILLINOIS  
PIN 14-17-403-024

SUBJECT TO Matters of record.

RECORDING  
197777 TRAN 5993 08/02/94 14:09:00  
#7902 DW #94-683090  
COOK COUNTY RECORDER

\$23.50

TO HAVE AND TO HOLD the said real estate with the appurtenances, for 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to subdivide said real estate 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 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument. (b) That at the time of delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (c) that said Trustee, or any successor in trust, is 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 the grantor or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under either, or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file 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 its hand and seal this 28th day of June, 1993.

Combined Insurance Company of America

(SEAL) By: James A. Mahoney Jr. (SEAL)

(SEAL) Attest: Nancy Schmann (SEAL)

State of Illinois  
County of Cook SS

Irwin F. Blum a Notary Public in and for said County, in the state aforesaid, do hereby certify that James A. Mahoney Jr.  
and Nancy Schmann

personally known to me to be the same person B whose name B subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and

of the right of homestead.  
under my hand and notarial seal this 28th day of June, 19 93.

Notary Public

MAIL TO:

TRACEY W. HARTZ  
151 N MICHIGAN #3314  
CHICAGO, IL 60601

Address of Property:

4348 Broadway

Chicago, Illinois

For information only

This instrument was prepared by:

Irwin A. Gross

123 N. Wacker Drive

Chicago, Illinois 60606

This space for affixing Riders and Revenue Stamps

Document Number

2350  
2349

60013316

UNOFFICIAL COPY

# Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

  
COLE  
TAYLOR  
BANK

Property of Cook County Clerk's Office

*Handwritten signature*  
06050015

*Handwritten signature*

*Faint vertical text on the left side of the page*

COOK COUNTY CLERK'S OFFICE  
JAN 15 2015