

# UNOFFICIAL COPY

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE

AUG 19 94

PB. 11124

108.50

COOK CO. NO. 018  
2 3 2 2 3

94736932

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
AUG 19 94  
PB. 11175

798.75

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
AUG 19 94  
PB. 11175

798.75

Recorder's Use Only

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
AUG 19 94  
PB. 10585  
213.90

## SPECIAL CORPORATE WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Standard Bank and Trust Company, 2400 West 95th Street, Evergreen Park, IL 60642, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid and pursuant to authority given by the Board of Directors of said corporation does Remise, Release, Alien and Convey unto Grantee, STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of July, 1994, and known as Trust Number 14448, the following described real estate in the County of Cook and State of Illinois, to-wit:

**PARCEL 1:** THE SOUTH 74 FEET OF LOT 40 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE WEST 17 FEET OF LOT 39 IN DIVISION 4 IN THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN's: 21-30-115-011, as to Parcel 1 and 21-30-115-032 as to Parcel 2  
Commonly Known As: 2400-16 East 75th Street, Chicago, IL 60649

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto the Grantee upon the trusts and for the uses and purposes herein set forth:

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

GRANT.DIT Rev. August 9, 1994  
File No. 941703

Page 1 of 3  
1994 AUG 19 PM 12: 23

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BOX 333-CT/

2 South hl

2500

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Subject to: General Real Estate Taxes for 1994 and subsequent years, building lines, easements, covenants, conditions and restrictions of record, leases and tenancies.

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 of part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 198 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

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.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND FOREVER the said premises, against all persons lawfully claiming, or to claim, the same, by, through, or under Grantor.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents and attested by its duly authorized Officers this 11<sup>th</sup> day of August, 1994.

Standard Bank and Trust Company

By: *F. L. W.*

Assistant Vice President

Attest: *Charlotte J. Tomville*

Assistant Secretary

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STATE OF ILLINOIS            )  
  )SS.  
COUNTY OF COOK            )

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that the individuals signing the foregoing instrument, personally known to me to be Officers of Standard Bank and Trust Company, a Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officers, they signed and delivered the said instrument as such Officers of said Corporation and caused the corporate seal to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11<sup>th</sup> day of August, 1994.

*Julia Ann Houghteling*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 02/09/97

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Clerk's Office

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