

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY: **94799459**  
MARIE DOWNS  
2025 Dolton Road  
Calumet City, Illinois 60409  
1000 East 111th Street

The above space for recorder's use only

AAC04977-D2 2 of 2

THIS INDENTURE WITNESSETH, That the Grantor  
CORNELL COURT, INC.

of the county of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the HERITAGE PULLMAN BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 1000 East 111th Street, Chicago, Illinois 60628, as Trustee under the provisions of a trust agreement dated the 15th day of May 19 61, known as Trust Number 5942 the following described real estate in the County of Cook and State of Illinois, to-wit:  
SEE ATTACHED LEGAL DESCRIPTION

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
91 SEP 13 PM 1:29

94799459

Property of Cook County Clerk

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act  
9/9/94  
Doris A. G...  
Deputy Clerk of Cook County

This space for affixing Riders and Revenue Stamps

94799459

Document Number

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 subdivision or part thereof, and to resubdivide 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 give 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 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 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, 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 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; (c) 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; (d) 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 or in some amendment thereof, and binding upon all beneficiaries thereunder; (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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, 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 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 MY hand and seal this 4th day of October 19 90

CORNELL COURT, INC.  
*[Signature]* (Seal)  
President (Seal)

CORNELL COURT, INC.  
*[Signature]* (Seal)  
Secretary (Seal)

After recording return to:  
HERITAGE PULLMAN BANK AND TRUST COMPANY  
Recorders Box 413

For information only insert street address of above described property.

MAIL TO:  
DENISE BIERACH  
1755 PARK ST. - SUITE 200  
NAPERVILLE, ILL. 60563

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BOX 413

TRUST No. \_\_\_\_\_

DEED IN TRUST

(WARRANTY DEED)

TO  
HERITAGE PULLMAN BANK  
AND TRUST COMPANY  
TRUSTEE



1005 East 11th Street, Chicago, Ill. 60628

(formerly Pullman Bank and Trust Company)

4-1-06-09

Property of Cook County Clerk's Office

" OFFICIAL SEAL "  
MARIE MARY DOWNS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/10/09  
After recording return to:  
HERITAGE PULLMAN BANK AND TRUST COMPANY  
Recorders Box 413

*Marie Mary Downs*  
Notary Public

Marie Mary Downs } ss. County of Cook State of Illinois  
the state aforesaid, do hereby certify that  
Irving Love, President and Allan Gustafson Secretary  
of the Cornell Courts, Inc.  
personally known to me to be the same person, whose name, I  
subscribed to \_\_\_\_\_, appeared before me this day in person and acknowledged that they  
the foregoing instrument, signed and delivered the said instrument as  
signed, sealed and delivered the said instrument as \_\_\_\_\_ their  
use and purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and notarial seal this \_\_\_\_\_ 4th day of \_\_\_\_\_ October, 19 90.

65466246

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ALL THAT CERTAIN piece or parcel of land of the Grantor, being a portion of the line of railroad known as the Main Line Columbus-Chicago and identified as Line Code 3207, situate in the City of Chicago, County of Cook and State of Illinois, and being a part of Section 6, Township 37 North, Range 14 East, which is bounded and described in accordance with a Plat of Survey, identified as Order No. 89-10-28, dated January 5, 1990, resurveyed March 8, 1990 and prepared by B. A. Fenger, Registered Land Surveyor No. 34, of the State of Illinois, hereinafter referred to as "Premises"; as follows:

COMMENCING on the northeasterly line of the aforesaid line of railroad, 100 feet wide, at the intersection of said northeasterly line, with the westward extension of the south line of West 91st Street, as established in Conklin and Ames' Addition to Beverly Hills, a subdivision in said Section 6; and running thence southeasterly on said northeasterly line, a distance of 391.77 feet to the place of Beginning; thence west, parallel with said south line of 91st Street extended, a distance of 106.14 feet to a point in the southwesterly line of said 100 foot right of way; thence southeasterly on said line, 1,111.65 feet to the westward extension of the south line of West 94th Street as established by the Subdivision recorded August 25, 1881 as Document No. 344712; thence east on said line, 106.18 feet to the said northeasterly line of said right of way; thence northwesterly on said line 1,111.78 feet to the place of Beginning.

CONTAINING 111,171 square feet or 2.55 acres, more or less, of land.

BEING a part or portion of the same premises which John C. Kohl, as Trustee of the Property of The Philadelphia, Baltimore & Washington Railroad Company, Debtor, by Conveyance Document No. PB&W-CRC-RP-7, dated March 29, 1976 and recorded on June 28, 1979, in the Recorder's Office of Cook County, Illinois, in Document No. 25027856, granted and conveyed unto Consolidated Rail Corporation.

PIN # 25-06-501-003-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Sept 12, 1994

Signature: \_\_\_\_\_

Denise Herach  
Grantor or Agent

Subscribed and sworn to before me by the said Denise Herach this 12 day of Sept, 1994.

Notary Public \_\_\_\_\_

Patricia Craven

"OFFICIAL SEAL"  
Patricia Craven  
Notary Public, State of Illinois  
My Commission Expires 2/26/96

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Sept 12, 1994

Signature: \_\_\_\_\_

Denise Herach  
Grantee or Agent

Subscribed and sworn to before me by the said Denise Herach this 12 day of Sept, 1994.

Notary Public \_\_\_\_\_

Patricia Craven

"OFFICIAL SEAL"  
Patricia Craven  
Notary Public, State of Illinois  
My Commission Expires 2/26/96

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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