

51873292

WARRANTY-DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, P-R Tool & Mfg. Co., an Illinois Corporation of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/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 R 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 2th day of August, 1977, and known as Trust Number 38558, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 28 AND 29 IN BLOCK 2 IN JOHN F. THOMPSON'S NORTH AVENUE SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTEE'S ADDRESS: 4712 W. Lemoine, Chicago, IL 60651
PIN: 16-03-101-033-0000 & 16-03-101-034-0000
SUBJECT TO

DEPT-01 RECORDING 425.50
T00013 TRAN 480 03/03/94 16:21:00
8541 ITC # - 94 - 203292
COOK COUNTY RECORDER

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

Buyer, Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the heirs, and for the uses and purposes therein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to acquire, manage, protect and defend said real estate in any part thereof, in dedicated parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to divide 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 and to re-convey said real estate to any 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 real estate, or any part thereof, to lease and to re-lease, from time to time, in possession or reversion, by lease to commence in perpetuity 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 or periods of time, to sell 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 thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in, or claim or demand appurtenant to said real estate or any part thereof, and to do it 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, with their usual 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 in 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 that the terms of this Trust Agreement comply 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, (a) that at the time of 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 said Trust Agreement or in all amendments thereto, if any, and binding upon all persons, lands thereunder, (c) that said Trustee or any successor in trust, 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 legally vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor or trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of any real or personal property, land or interest therein, and no beneficiary hereunder shall have any life or interest, legal or equitable, in or in said real estate as such, but only an interest in the earnings, rents and proceeds therefrom as aforesaid.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby authorized not to register or to issue the certificate of title or duplicate thereof, or memorial, or words "in trust," or "subject to trust," or words of similar import, in accordance with the statute in such case made and provided. And the said Grantor B hereby expressly waives B 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 beneficiaries from sale or disposition or otherwise.

In Witness Whereof, the Grantor B hereunto set their hand and seal this 11th day of February, 1994.
Thomas P. Kaiser (President)
Mary Lee Goebrecht (Secretary)

State of Illinois, County of Cook, Notary Public in and for said County, in the state aforesaid, do hereby certify that Thomas P. Kaiser and Mary Lee Goebrecht

personally known to me to be the same person as whose name is 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

OFFICIAL SEAL Notary Public, State of Illinois No Commission Expires Dec. 30, 1993

Address of Property: 4712 West Lemoine Street Chicago, Illinois 60651

This instrument was prepared by: Law Offices of Robert E. Zaitner 123 W. Madison, Suite 1103 Chicago, Illinois 60602

The space for affixing Robert's Revenue Stamp

94203292

Discipline Number

Handwritten initials/signature

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97203292

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

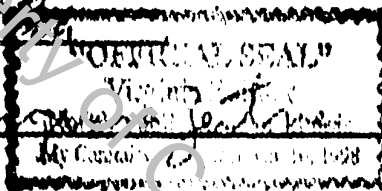
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11 Feb 1994

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID [Signature]  
THIS 11 DAY OF Feb  
19 94

NOTARY PUBLIC [Signature]



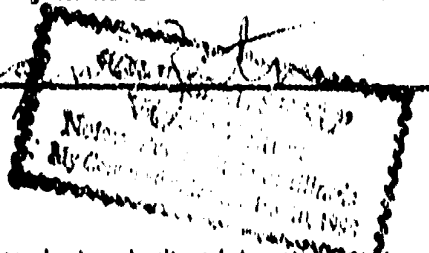
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 11 Feb 1994

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID [Signature]  
THIS 11 DAY OF Feb  
19 94

NOTARY PUBLIC [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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