

UNOFFICIAL COPY

This Indenture witnesses that the Grantor, Arco Industries, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars \$ 10.00 and of other goods and valuable considerations, receipt of which is hereby duly acknowledged, Covenants and Warrants

with LaSalle National Trust, N.A., 135 S. LaSalle Street, Chicago, IL. 60690 a National Banking Association, as Trustee under the provisions of a certain Trust Agreement dated the 29th day of November 19 93, and known as Trust Number 118473 the following described real estate in the County of Cook State of Illinois, to-wit:

245 WE FZ 3M 55508 W-F-M

Handwritten initials/signature

COOK CO. NO. 016 049516

REAL ESTATE TRANSACTION TAX 75.00 REAL ESTATE REVENUE STAMP MAR 2 94 PA 11426

SEE ATTACHED

COOK COUNTY, ILLINOIS FILED FOR RECORD

MAR -4 AM 10:38

94206943

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE \$50.00

94206943

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 execute in such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to mortgage, to mortgage, to purchase 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 leases 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 demise the term of 99 years, and to renew or extend any lease so made for any term 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 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 unincumbered appurtenances 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 all the considerations aforesaid, and to do all that may 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 any part thereof, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or to be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the validity, composition or execution 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, at the time of the delivery thereof, that the trust created by this Indenture and by said Trust Agreement was in full force and effect, by the said 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, to the 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 that 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 said Trustee or his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither National Boulevard Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate, or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for injury or damage to any person, happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any such obligation of indebtedness incurred or entered into by the Trustee in connection with said real estate may be charged and satisfied in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually and that the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only insofar as the said Trustee and funds in the actual possession of the Trustee shall be available for the payment and discharge thereof, and persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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, profits 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 be liable for the payment, rental or equitable lien or to said real estate as such, but only an interest in the earnings, profits and proceeds thereof, and no amount of the interest hereunder being to vest in said National Boulevard Bank of Chicago the entire legal and equitable title in fee simple in and to all of the real estate above described.

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 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 30th day of November 19 93

(SEAL) Arco Industries Inc (SEAL) BY: Arthur J. ... (SEAL) Attested By: Melvin S. Newman, Secretary (SEAL)

COOK 003

UNOFFICIAL COPY

Deed in Trust

TO
LASHIE NATIONAL TRUST, N.A.
TRUSTEE

BOOK NO.

INDEX NO.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
582.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
582.50

OFFICIAL SEAL
LISA VAN SANTI
Notary Public, State of Illinois
My Commission Expires 11/15/10

My commission expires 11/15/10
Notary Public
day of November A. D. 19 03
under my hand and seal this
instrument as their free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of right of homestead.
personally known to me to be the same person, whose name is
appeared to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said
instrument and the Secretary, Melvin S. Newman
a Notary Public in and for said County, in the State aforesaid, do hereby certify
that the foregoing instrument, by its President, Arthur P.

STATE OF Illinois
COUNTY OF Cook

Lisa Van Sant

94206943

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ADDENDUM

The North 160 feet of the South 533 feet of the West 65 feet of the East 165 feet of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject To:

Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1992 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1993.

Address: 3435 N. Knox Ave., Chicago, IL. 60639
P.I.N.: 13-22-303-003

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

Paul W. Gabler, being duly sworn on oath, states that he resides at Chicago, Illinois. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 -OR-
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

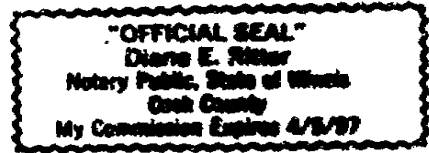
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Paul W. Gabler

SUBSCRIBED and SWORN to before me
 this 2nd day of February, 1994.

Diane E. Ritter
 NOTARY PUBLIC



94206943

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12/15/2011