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COOK  
CO. NO. 016

151302

Prepared By: Robert M. Curry, Esq.  
Thompson, Hine & Flory  
2000 Courthouse Plaza N.E.  
Dayton, Ohio 45401 8801  
(513) 443 6511

Property Address: 125 Fencil Lane  
Hillside, Illinois 60162

Permanent Real Estate Index No.: 15-17-304-062-0009

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
RECEIVED  
MAY 3 7 50

## SPECIAL WARRANTY DEED

The Grantor, DISTRIBUTION & EXPORT MERCHANDISING, INC., an Ohio corporation of Montgomery County, Ohio (successor in interest as a result of a merger with Capah, Inc., an Ohio corporation) for and in consideration of Ten Dollars (\$10.00) in hand paid, grants, bargains and conveys, to LASALLE NATIONAL TRUST, N.A., a national banking association, Chicago, Illinois, its successor or successors, as Trustee under Trust Number 109523 dated March 5, 1985, "the Grantee", whose address is 135 South LaSalle Street, Chicago, Illinois, certain real property situate in Cook County, Illinois as particularly described in Exhibit A attached hereto and made a part hereof.

Grantor for itself and its successors covenants with Grantee, its successors and assigns, that the premises are free from all encumbrances made by Grantor, and that it does warrant and will defend the same to Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

The premises are conveyed subject to, and there are hereby <sup>431.00</sup> excepted from the above covenants, the following: <sup>151302</sup>

1. Easements, restrictions, covenants and conditions of record; and <sup>431.00</sup>
2. Taxes and assessments not yet due and payable <sup>151302</sup>

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

*Mail to Jeffrey Harwitz  
135 S LaSalle Street  
Chicago, IL 60603*

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### BOX 333-CTI

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REAL ESTATE TRANSFER TAX  
DIVISION  
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Full power and authority is hereby granted to said trustee to improve, 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 convey 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 praesenti or in futuro, 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, (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed,

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trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor of 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 him, 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 cases 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.

Dated this 1st day of March, 1995.

WITNESSES:

DISTRIBUTION & EXPORT  
MERCHANDISING, INC.  
an Ohio corporation

[Signature]

By: [Signature]  
Jane B. Fisher  
President

[Signature]

And: [Signature]  
Joe O. Long  
Secretary

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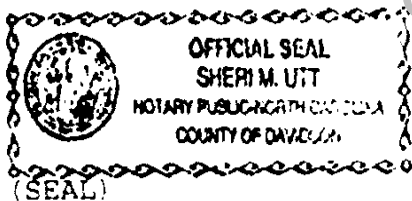
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STATE OF North Carolina §  
§  
COUNTY OF Davidson §

I, the undersigned, a Notary Public, do hereby certify that JANE B. FISHER, known to me to be the President of DISTRIBUTION & EXPORT MERCHANDISING, INC., an Ohio corporation, and JOE O. LONG, known to me to be the Secretary of said 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 pursuant to authority given by 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 1st day of March, 1995.



Sheri M. Utt  
Notary Public

My Commission Expires: 2/18/2000

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## EXHIBIT A

ALL IMPROVEMENTS AND TENEMENTS BELONGING TO THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 10 AND 11 AND OF VACATED FENCE LANE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 10, SAID POINT BEING 107.11 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS, A DISTANCE OF 627.00 FEET; THENCE EAST PERPENDICULARLY TO SAID WEST LINE 268.45 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 61.00 FEET, THENCE NORTH 59 DEGREES, 16 MINUTES, 15 SECONDS EAST 82.95 FEET TO A POINT ON THE LINE DRAWN, 100.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH ALONG SAID PARALLEL LINE 485.93 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 10; THENCE NORTHWESTERLY 97.00 FEET ON SAID NORTHEASTERLY LINE TO A POINT ON A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID PERPENDICULAR LINE 250.79 FEET TO SAID POINT OF BEGINNING, ALL IN HILLSIDE CONGRESS EXECUTIVE PARK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1966 AS DOCUMENT 20016140, IN COOK COUNTY, ILLINOIS.

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## MAPPING SYSTEM

Change of Information Form.

Scannable document - read the following rules

1. Changes must be kept within the space for each as shown.
2. Do not use punctuation.
3. Print in CAPITAL letters with black pen only.
4. Do Not Xerox form.
5. Allow only one space between names, numbers, and address.

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property index numbers (PINs) must be included on every form.

PIN NUMBER:

1 5 - 1 7 - 3 0 4 - 0 6 2 - 0 0 0 0

NAME/TRUST#:

G R E G O R Y M A R T I N

MAILING ADDRESS:

1 2 5 F E N C L L A N E

CITY:

H I L L S I D E

STATE:

I L

ZIP CODE:

6 0 1 6 2 -

PROPERTY ADDRESS:

1 2 5 F E N C L L A N E

CITY:

H I L L S I D E

STATE:

I L

ZIP CODE:

6 0 1 6 2 -

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