

SPECIAL WARRANT

UNOFFICIAL COPY

468363

MAIL TO:

MARGUERITE STAJDUHAR
6316 S. WOODWARD AVE.
CHICAGO, IL 60636

95319533

NAME & ADDRESS OF TAXPAYER:

MARGUERITE STAJDUHAR
6316 S. WOODWARD AVE.
CHICAGO, IL 60636

DEPT-01 RECORDING \$23.50
T00014 TRAN 5707 05/16/95 14:14:00
68720 & JW *-95-319533
COOK COUNTY RECORDER

RECORDER'S STAMP

TITLE INDENTURE, made this 12th day of April, 1995, between Chemical Bank, not in its individual capacity but solely as Trustee for American Housing Trust II, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois

party of the first part, and Marquette National Bank, as Trustee under Trust No. 8757

1/17/99 Rev C/T

party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALLEN AND CONVEY unto the party of the second part, and to its successors, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

The North 1/2 of Lot 29 and all of Lot 30 in Block 18 in West Pullman, a Subdivision in the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NO. 25-28-113-018

PROPERTY ADDRESS: 12041 S. Parnell

Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 appurtenances, unto the party of the second part, its successors forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ~~Vice~~ President, and attested by its ~~Asst. Vice Pres. Secretary~~, the day and year first above written.

Chemical Bank, not in its individual capacity but solely as Trustee for American Housing Trust II

Attest:

Laura L. Stajduhar
Asst. Vice President

By: Emily L. Durham
Emily L. Durham, Vice President

73-58-JR

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I, Jacqueline A. Longo, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Emily L. Durham and Laura L. Stajdhar, personally known to me as the Vice President and Asst. Vice President respectively, of Chemical Bank, as Trustee 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 acknowledged that they signed and delivered the same instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors, in their free and voluntary act and as the free and voluntary act and deed of said corporation, the the uses and purposes therein set forth.

GIVEN under my hand and seal this 12th day of April, 1995.

Jacqueline A. Longo
Notary Public

Impress Notary Seal Here

COUNTY - ILLINOIS TRANSFER STAMP

OR

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

DATE BUYER, SELLER OR REPRESENTATIVE

To have and to hold the said premises with the appurtenances, upon the terms and for uses and purposed herein and in said bond agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and divide said premises or any part thereof, to dedicate parts, streets, highways or alleys, and to create any subdivision or part thereof, and to convey, include and/or exclude said property as often as desired, to contract to sell, to grant option to purchase, to sell on any account, 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, or to any other, all right, title, estate, powers and authorities herein contained and trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease, or any part thereof, to lease and prepare, or any part thereof, from time to time, to possessions or otherwise, by leases to be granted in perpetuity or for a term, and upon any terms and for any period of time or time, and for ever comprising the use of any land or other real estate for a term of 999 years, and to renew or extend leases upon any terms and for any period of 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 a power to renew leases and options to purchase the whole or any part of the property and to contract respecting the manner of fixing the amount of premium or future rentals, to partition or to exchange land and property, or any part thereof, for other real or personal property, to compute or charge of any kind, to release, convey or at any any right, title or interest in or about or connected thereto appertaining to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for all other contingencies as it 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.

To no one shall any party dealing with said trustee in relation to said premises, or to whom said premises, or any part thereof, shall be conveyed, be held, leased or mortgaged by said trustee, be obliged to sue to the application of any premium money, rent, or money borrowed or advanced on said premises, or be obliged to sue that the terms of that trust have been complied with, or be obliged to sue into the receipt of or to produce 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 law 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 indenture had by said bond 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 the indenture and in said bond agreement or in some amendment thereto and binding upon all beneficiaries thereto, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) that the conveyance is made to a successor or successor in trust, that such successor or successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming against them or any of them shall be only in the easements, rights and franchises arising from the sale or other disposition of said real estate, and such interest to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate in itself, but only in interest in the easements, rights and franchises thereto as aforesaid.

If the title to the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or cause to be registered title or duplicate thereof, or nominal, the words "in trust" or "upon condition," or "with limitation," or words of similar import, in accordance with the laws in such other lands and provided.

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