

# UNOFFICIAL COPY

GEORGE E. COLE®  
REGAC FORMS

No. 804  
November 1994

**WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)

*FB*

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

96601779

THE GRANTOR Wells Community Center

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of \$10.00 (Ten)

\_\_\_\_\_ DOLLARS,  
and other good and valuable considerations \_\_\_\_\_

\_\_\_\_\_ in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 5, 1995 AND KNOWN AS TRUST NUMBER 119859-00

33 N LaSalle St, Chicago, IL 60652  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

Lot 6 (Except the North 12 Feet Thereof) and lot 7 (Except the South 6 Feet Thereof in Block 27 in Calumet Trust's Subdivision in Section 12 Both North and South of the Indian Boundary line in Township 37 North, Range 14 East of the Third Principal Meridian, and Fractional Section 7 North of the Indian Boundary line in Township 37 North, Range 15 East of the Third Principal Meridian, as per Plat thereof recorded December 30, 1925 as Document Number 9137462 in Cook county, Illinois.

Permanent Real Estate Index Number(s): 25-12-420-072-0000

Address(es) of Real Estate: 10118 S. Bensley, Chicago, Illinois 60617

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes for \_\_\_\_\_ and subsequent years.

**BOX 333-CTI**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 26th day of July, 1996.

\_\_\_\_\_  
Wells Community Center  
(Name of Corporation)

Impress  
Corporate Seal  
Here

By Juanita Wells  
Juanita Wells President

Attest: Mazell Young  
Mazell Young Secretary

RAN 1077811 E 247

DEPT-01 RECORDING 427.00  
110012 1004 1825 08/06/96 15:13:00  
33691 PER 8-96-601779  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only  
23-00

96601779

# UNOFFICIAL COPY

## WARRANTY DEED Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

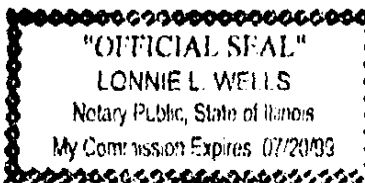
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Juanita Wells personally known to me to be the \_\_\_\_\_ President of the \_\_\_\_\_

corporation, and Mazell Young personally 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 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said

corporation to be affixed thereto, pursuant to authority given by the Board of Directors of 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.



NOTARIAL SEAL  
HERE

Given under my hand and official seal, this 22<sup>nd</sup> day of JULY 19 96

Commission expires JULY 20 19 99 [Signature]  
NOTARY PUBLIC

This instrument was prepared by Juanita Wells 6701 S. Blackstone Ave., Chicago, IL 60637  
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

SAME  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State and Zip)

MAIL TO:

David A. Alderson  
(Name)

746 N. LaSalle St.  
(Address)

Chicago, IL 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

\_\_\_\_\_  
(City, State and Zip)

2710996

# UNOFFICIAL COPY

ALL 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, 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 presenti or futuro*, 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 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 instrument 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 instrument 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, 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 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 under them or any of them shall be only 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.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN.

\* CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF REVENUE \*  
\* AUG-6'98 \*  
\* 282.00 \*

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG-6'98  
DEPT. OF REVENUE  
35.00

96601779

Cook County  
REAL ESTATE TRANSACTION TAX  
AUG-6'98  
117.50

UNOFFICIAL COPY

Property of Cook County Clerk's Office