

UNOFFICIAL COPY

DEED IN TRUST - WARRANTY

96862072

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Antoinette LaVita, widowed and not since remarried

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 and WARRANT unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association whose address is 33 N. LaSalle St., Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 10th day of October, 1996, and known as Trust Number 122191-01, the following described real estate situated in City of Chicago, Cook County, Illinois, to wit:

DEPT-01 RECORDING \$25.00
T#0012 TRAN 3042 11/12/96 15:07:00
#5757 CG *-96-862072
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

7559382 D2 AEM

25-90
PB

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As Vacant Land-Southeast Corner of 16th & Clinton

Property Index Number 17-21-307-079-0000

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.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

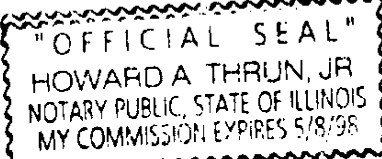
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 5th day November of 1996

Antoinette LaVita
Antoinette LaVita

EXEMPT UNDER PROVISIONS OF PARAGRAPH L
SEC. 200.1-2 (B) OR PARAGRAPH L
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.
DATE 11-5-96 BUYER, SELLER OR REP.

STATE OF ILLINOIS)
COUNTY OF COOK) I, Howard A. Thrun, Jr., a Notary Public in and for
Antoinette LaVita, widowed and not since remarried, personally known to me
to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that she signed, sealed and delivered of said instrument as a free and voluntary act, for
the uses and purposes therein set forth, including the release and waiver of the right of homestead.
GIVEN under my hand and seal this 5th day of November, 1996



Howard A. Thrun, Jr.
NOTARY PUBLIC

Prepared By: Kenneth W. Bosworth, c/o Horwood, Marcus & Braun Chtd., Suite 2800,
333 West Wacker Drive, Chicago, Illinois 60606

MAIL TO: American National Bank and Trust Company of Chicago
Box 221

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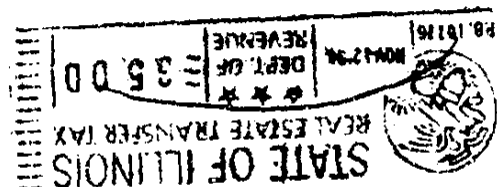
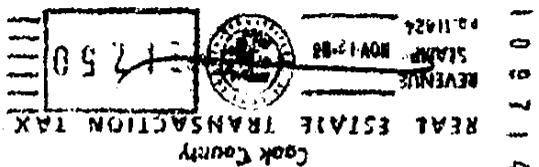
Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to 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 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 said real estate, 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 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 easement appurtenant 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 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, or any successor in trust in relation to said real estate, or to 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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied 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 the 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 in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it 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 thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it 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 the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All 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, avails 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 have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company 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.



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF JOHN F. IRWIN'S SUBDIVISION OF LOT 1 IN BLOCK 44 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTH EAST 1/4 OF SAID SECTION AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TOGETHER WITH THAT PART OF C. J. HULL'S SUBDIVISION OF LOT 2 IN THE AFORESAID BLOCK 44 OF SAID CANAL TRUSTEES' SUBDIVISION; ALL OF THE FOREGOING TAKEN AS ONE TRACT, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN THE AFORESAID C. J. HULL'S SUBDIVISION; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF LOTS 3, 4, AND 5 IN SAID C. J. HULL'S SUBDIVISION, 60.197 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 5; THENCE SOUTH 00 DEGREES 01 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 AND THE SOUTHERLY EXTENSION THEREOF 131.28 FEET TO THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE AFORESAID LOTS 1 TO 5; THENCE SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF 105.35 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 39 TO 50 IN THE AFORESAID C. J. HULL'S SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 24 SECONDS EAST ALONG SAID CENTER LINE, 14.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 37 IN THE AFORESAID JOHN F. IRWIN'S SUBDIVISION; THENCE SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE AND THE WESTERLY AND EASTERLY EXTENSION THEREOF OF SAID LOT 37, A DISTANCE OF 125.357 FEET TO THE CENTER LINE OF VACATED SOUTH NORMAL AVENUE (SEWARD STREET); THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST ALONG SAID CENTER LINE, 14.00 FEET TO THE EASTERLY EXTENSION OF THE AFORESAID CENTER LINE OF VACATED ALLEY LYING SOUTH OF AND ADJOINING THE AFORESAID LOTS 1 TO 5; THENCE NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST, ALONG SAID EASTERLY EXTENSION 87.00 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 33 SECONDS WEST, 155.91 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF MUTUAL EASEMENT DATED JANUARY 19, 1973 AND RECORDED JANUARY 29, 1973 AS DOCUMENT NUMBER 22202694, BETWEEN SARAH PILKA AND SONIA STALLER ALSO KNOWN AS SONIA AND EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1972 KNOWN AS TRUST NUMBER 27336 FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC ON AND OVER THAT TRACT OF LAND IDENTIFIED AS EASEMENT 'A' ON PLAT OF SURVEY DATED 26, 1973 PREPARED BY NATIONAL SURVEY SERVICE, INCORPORATED, AND MADE A PART OF SAID DOCUMENT EXCEPTING THAT PART OF EASEMENT 'A' FALLING WITHIN PARCEL 1, AFORESAID, IN COOK COUNTY, ILLINOIS.

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2011/11/15