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DEPT-01 RECORDING \$25.00
T#0012 TRAN 8997 02/02/98 15:03:00
#4860 # CG *-96-092440
COOK COUNTY RECORDER

251

THE ABOVE SPACE FOR RECORDERS USE ONLY

This Indenture Witnesseth, That the Grantor DICKENS CENTRAL PROPERTIES, INC.

77 West Washington St., Suite 505, Chicago

of the County of Cook and the State of Illinois for and in consideration of

Ten Dollars and no/100 (\$10.00)

and other good and valuable consideration in hand paid, Convey s and Warranty s unto LaSalle National Trust, N.A., a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of December 19 87 known as Trust Number 112863 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 6 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 OF JOHNSTON SUBDIVISION OF THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 36 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL IN COOK COUNTY ILLINOIS.

DICKENS CENTRAL PROPERTIES, INC., an Illinois corporation, is herein acting pursuant to authority given by its Board of Directors.

COOK
CLERK NO. 016

247450

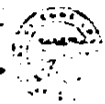


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FE82-'96 DEPT. OF REVENUE \$ 13.00

Cook County

REAL ESTATE TRANSFER TAX



06.50

Prepared By: ROBERT E. BIRKMEYER, 77 W. Washington St., #505, Chicago, IL 60602

Property Address: 1747 N. Rockwell, Chicago, IL

Permanent Real Estate Index No. 13-36-421-002

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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.

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 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 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 premises 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 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 to inquire into any of the terms of said trust agreement, and every 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 instrument 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 some amendment thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 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 claims, title or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of tomsteads from sale on execution or otherwise.

In witness whereof, the grantor aforesaid has hereunto set its hand and seal this 31st day of JANUARY 19 96 and has caused its name to be signed to these presents by its President and attested by its Secretary.

DICKENS CENTRAL PROPERTIES, INC.
By: *Robert E. Birkmeyer*
ROBERT E. BIRKMEYER, President

ATTEST: *John W. Chaveriat*
JOHN W. CHAVERIAT, Secretary

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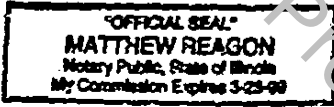
UNOFFICIAL COPY

State of ILLINOIS
County of COOK

s.s. MATTHEW REAGON a

Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT E. BIRKMEYER, President and JOHN W. CHAVERIAT, Secretary, of DICKENS CENTRAL PROPERTIES, INC.,

personally known to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 3/5 day of January A.D. 19 96

Matthew Reagon

Notary Public.

CHICAGO
PROPERTY TRANSACTION TAX
97.50

Box 350

Deed in Trust
Warranty Deed

Address of Property

1747 N. Rockwell

Chicago, IL

To
LaSalle National Trust, N.A.
Trustee

LaSalle National Trust, N.A.
135 South
Chicago, Illinois 60606

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Property of Cook County Clerk's Office