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96141085

WARRANTY DEED

DEED IN TRUST

DEPT-01 RECORDING \$29.00
 T40012 TRAN 9278 02/23/96 15:01:00
 #3343 # CG *-96-141085
 COOK COUNTY RECORDER

29-on

THE GRANTOR, Oakclub Limited Partnership, a Delaware limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

First Bank National Association, 400-410 North Michigan Avenue, Chicago, IL 60611, a National Banking Association, its successor or successors, as Trust Under Trust Agreement Dated June 25, 1986, known as Trust Number 8312, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): ~~17-04-431-001~~, 17-04-431-002
 For 1994 and prior years: 17-04-431-012, 17-04-431-015
 17-04-431-016, 14-04-431-017
 17-04-431-018

Permanant Real Estate Index Numbers: 17-04-431-028
 For 1995

Address of Real Estate: 127-A W. OAK ST., Chicago, IL 60610

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

SEE EXHIBIT I ATTACHED HERETO.

In Witness Whereof, said Grantor has caused its name to be signed to the presents by Daniel E. McLean, President of OAK CLUB, INC., an Illinois corporation, its general partner and attested by Anne B. Cotter, Vice-President of OAK CLUB, INC., this 1st day of February, 1996.

OAKCLUB LIMITED PARTNERSHIP,
 a Delaware limited partnership

BOX 333-CTI

By: OAK CLUB, INC., an Illinois Corporation,
 its General Partner

By: [Signature]
 Daniel E. McLean, President

Attest: [Signature]
 Anne B. Cotter, Vice-President

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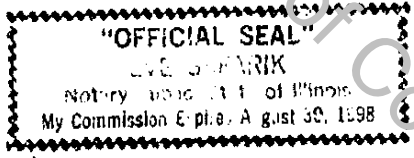
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of OAK CLUB, INC., and Anne B. Cotter personally known to me to be the Vice-President 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 the President and Vice-President, they signed and delivered the said instrument 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.

Given under my hand and official seal, on February 1, 1996.

IMPRESS
NOTARIAL SEAL
HERE



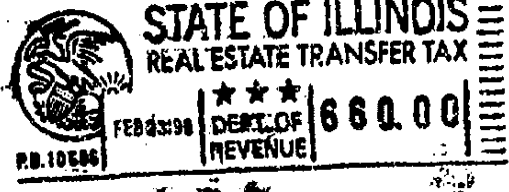
Eve Sarnik

Notary Public

8/30/98
My Commission Expires

This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.

COOK
CO. NO. 518
247611



96141085

Mail to: FIRST BANK MAIL ASSN
510 LAND TRUST BLDG
510 N MICHIGAN AVE
CHICAGO, ILL 60611

Send subsequent Tax Bill To:
AMALIA RIOJA
127 A W OAK ST
CHICAGO, ILL 60610

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EXHIBIT 1

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as may be 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 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 conditions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases at any time or times hereafter; 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 do 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 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 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 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.

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 48-F IN The Oak Club Condominium AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PORTIONS OF LOTS AND VACATED ALLEY IN SOUTHWORTH AND HOLMES SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 OF BUSHNELL'S ADDITION TO CHICAGO AND PORTIONS OF LOTS AND VACATED ALLEY IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 OF BUSHNELLS ADDITION TO CHICAGO, ALL IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04052419, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OAK CLUB CONDOMINIUM RECORDED APRIL 28, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95282172; THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OAK CLUB CONDOMINIUM RECORDED JUNE 30, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95423877; AND THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OAK CLUB CONDOMINIUM RECORDED AUGUST 31, 1995, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95580653.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM; AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE OAK CLUB CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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