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This Instrument Prepared By:

Harold S. Dembo, Esq.
Katz Randall & Weinberg
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606

97639801

.R DEPT-01 RECORDING \$27.00
: T00012 TRAN 6509 08/29/97 15:49:00
: 61747 * CG * -97-639801
: COOK COUNTY RECORDER

TRUSTEE'S DEED
(Illinois)

: DEPT-01 RECORDING \$27.00
: T00012 TRAN 6509 08/29/97 15:48:00
: 61747 * CG * -97-639801
: COOK COUNTY RECORDER

This space reserved for Recorder.

THIS AGREEMENT, made this 13 day of August, 1997, between HAROLD J. SHINNICK, as Trustee under the Harold J. Shinnick 1992 Living Trust dated JANUARY 6, 1992 and MARCELLA M. SHINNICK, as Trustee under the Marcella M. Shinnick 1992 Living Trust dated JANUARY 6, 1992 (collectively the "Grantor"), party of the first part, and LAKESIDE BANK, as Trustee under a Trust Agreement dated the 1st day of August, 1997, and known as Trust Number 10-1872, 55 West Wacker Drive, Chicago, Illinois 60601, as to Parcel 1, and Warren Baker, an individual, 8316 North Lincoln Avenue, Chicago, Illinois 60659, as to Parcel 2, parties of the second part (collectively, the "Grantee").

02

2700
RD

WITNESSETH: The Grantor in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and every other power and authority of the Grantor hereunder enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and by this reference made a part hereof.

Permanent Index Number(s) (PIN): 14-32-223-007, 14-32-223-008

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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 EXHIBIT B OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said Grantor hereby expressly waives and releases 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.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Grantee named herein, and of every other power and authority thereunto enabling.

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IN WITNESS WHEREOF, the Grantor, Harold J. Shinnick, and Marcella M. Shinnick, as Trustees aforesaid, have hereunto set their hands and seals the day and year first above written.

HAROLD J. SHINNICK 1992 LIVING TRUST w/va dated JANUARY 6, 1992

By: [Signature] (SEAL)
HAROLD J. SHINNICK, as Trustee

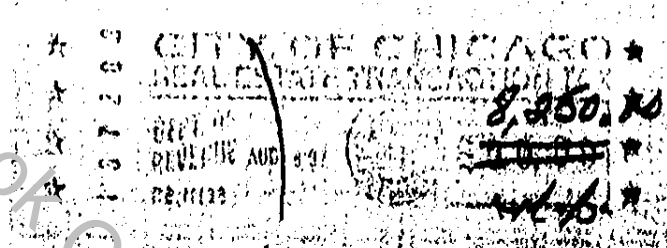
MARCELLA M. SHINNICK 1992 LIVING TRUST w/va dated JANUARY 6, 1992

By: [Signature] (SEAL)
MARCELLA M. SHINNICK, as Trustee

State of Illinois

County of Cook

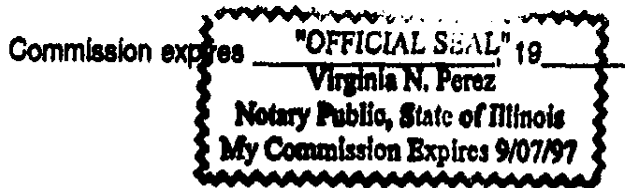
} ss.
}



I, VIRGINIA N. PEREZ, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAROLD J. SHINNICK and MARCELLA M. SHINNICK, personally known to me to be the Trustees of the Harold J. Shinnick 1992 Living Trust and Marcella M. Shinnick 1992 Living Trust, respectively, and the same persons 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.

GIVEN under my hand and official seal, this 13th day of August, 1997.

[Signature]
Notary Public



MAIL TO:

Harold S. Dembo, Esq.
Katz Randall & Weinberg
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Warren Baker
6316 North Lincoln Avenue
Chicago, Illinois 60659

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7-11-07
Notary Public
Cook County, IL

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EXHIBIT "A"

Legal Description

Parcel 1: 2037 North Seminary, Chicago, Illinois

LOTS 38 AND 39 AND THE SOUTH $\frac{1}{4}$ OF LOT 40 TAKEN AS A TRACT (EXCEPT THE NORTH 23.89 FEET OF SAID TRACT) IN SUB-BLOCK 4 IN JAMES MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: 2041 North Seminary, Chicago, Illinois

THE NORTH 23.89 FEET OF LOTS 38 AND 39 AND THE SOUTH $\frac{1}{4}$ OF LOT 40 TAKEN AS A TRACT IN SUB-BLOCK 4 IN JAMES MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 29 '97
REVENUE
550.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 29 '97
DEPT. OF REVENUE
550.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 29 '97
550.00

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EXHIBIT "B"

Additional Terms and Provisions

The following provisions shall apply to Parcel 1 only:

The existing residential improvements (the "Existing Improvements") located on Parcel 1 commonly known as 2037 North Seminary, Chicago, Illinois shall not be demolished for a period of sixty months commencing on August 27, 1997 and ending on August 26, 2003 (the "Termination Date"). Notwithstanding the foregoing, nothing shall prohibit Grantee and its heirs, successors and assigns from remodeling, repairing, maintaining, improving, refurbishing, adding onto or removing the Existing Improvements. In the event all of the Existing Improvements are demolished prior to the Termination Date, title to Parcel 1 shall revert to Grantor. The foregoing restriction shall be binding upon Grantee and its heirs, successors and assigns. This provision shall supersede all terms and provisions of the Real Estate Sale Contract dated January 7, 1997, as amended.

Full power and authority is hereby granted and vested in 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, 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 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 each other consideration 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. Any such power and authority granted to the Trustee shall not be exhausted by the use thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 thereafter, (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 by 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, her 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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