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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 1997, between National By-Products, Inc., formerly known as West-Rnd Acquisition Company, an Iowa corporation, Grantor and Chicago Title and Trust Company, as Trustee under Trust Agreement dated November 22, 1968, and known as Trust No. 52945, Grantee, whose address is 171 N. Clark Street, Chicago, Illinois 60601-3294, WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these premises does GRANT, WARRANT, SELL AND CONVEY to the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

together with the covenants and appurtenances thereto belonging.

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.

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 present 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 in 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

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OFFICE OF RECORDING
 COUNTY CLERK 6412 03/26/97 15:12:00
 45903 3 SA * 97-2 10097
 COOK COUNTY RECORDER

429.50

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EN 9600555 Cook Co. Ill.

[Handwritten initials]

[Handwritten signature]

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REAL ESTATE	COMMISSION	123
ISSUED	12/15/20	
EXPIRES	12/15/21	
AMOUNT	175.00	

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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.

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.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL, WARRANT AND DEFEND, subject to the exceptions to title set forth on attached Exhibit D.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its _____ President and attested by its _____ Secretary, the day and year first above written.

National By-Products, Inc., formerly known as West-Ind Acquisition Company

By: C. Ben Carter
President

Attest: David C. [Signature]
Secretary

STATE OF IOWA)
) SS.
COUNTY OF POLK)

I, Cathy L. Jones, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that C. Ben Carter personally known to me to be the President of National By-Products, Inc., formerly known as West-Ind Acquisition Company, an Iowa Corporation and David C. [Signature], 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, 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 this 13th day of March, 1997.

Cathy L. Jones
Notary Public

Commission expires:



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Exhibit A

Legal Description

LOTS 1 TO 4, BOTH INCLUSIVE AND ACCRETIONS THERE TO, IN BLOCK 51 IN BLSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-05-201-011

Address(es) of real estate: 1388 N. North Branch Street, Chicago, Illinois

This instrument was prepared by Jordan H. Peters, Freeborn & Peters, 311 South Wacker Drive, Suite 3000, Chicago, Illinois 60606.

MAIL TO
Mr. Jay Zabel
Jay Zabel & Associates, Ltd.
55 West Monroe, Suite 750
Chicago, Illinois 60603

Send subsequent tax bills to:
~~Joseph J. Porillo~~ PATRICIA ENTERTAIN
3750 N LAKE SHORE DRIVE
UNIT 13A
CHICAGO, IL 60613

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Exhibit

Recalled Exceptions

1. General real estate taxes not yet due and payable.
2. Information and disclosures contained in the environmental disclosure document for transfer of real property, dated January 25, 1990 and recorded February 1, 1990 as document number 90055284.
3. Rights of the United States of America, State of Illinois, the municipality and the public in and to that part of the land lying within the bed of the Chicago River.
4. Rights of the property owners in and to the free and unobstructed flow of the waters of said river.
5. Acts of Purchaser and parties claiming by, through or under Purchaser.

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