

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED IN TRUST

97271893



DEPT-01 RECORDING \$25.00
T#0012 TRAN 4756 04/18/97 15:05:00
#7978 # CG *-97-271893
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor, Pinnacle Bank, as successor by merger to Security Federal Savings & Loan Association of Chicago, of the County of Cook and State of Illinois for and in consideration of Ten and No/100's (\$10,000) Dollars, and other good and valuable considerations in hand paid, ~~Convey~~ Grants, ~~and~~ Bargains and Sells unto PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 10th day of November, 1995, known as Trust Number 11222, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Commonly Known as:
Permanent Index Number:

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. *

Full power and authority is hereby granted to 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, or 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 praesenti or 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 property, or any part thereof, for other real or personal property, to grant easements or

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Return to:

GRANTEE'S ADDRESS:
PINNACLE BANK
TRUST DEPARTMENT
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60650
(RECORDER'S BOX NO. 284)

3653-57 W. Wabansia
Chicago, IL

For information only insert street address of above described property

BOX 333-CT1

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charges of any kind, to release or any part thereof, and to do it would be lawful for any person specified, at any time or time hereafter.

In no case shall any part thereof shall be conveyed, sold, purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see to the application of any money so borrowed or advanced, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to execute any 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 any 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 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.

And the said grantor does 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 the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 3rd day of April 19 97

(SEAL) Pinnacle Bank, as successor by merger to Security Federal Savings & Loan Association of Chicago (SEAL)
By: Daniel R. Yamtich (SEAL)
Daniel R. Yamtich, Vice President

THIS INSTRUMENT PREPARED BY: Howard S. Thompson, BURKE, WARREN & MCKAY, P.C., 330 N. Wabash Avenue, 22nd Floor, Chicago, IL 60611

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County in the State aforesaid do hereby certify that Daniel R. Yamtich

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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 3rd day of April, 19 97

Carmen A. Messina
Notary Public

"OFFICIAL SEAL"
CARMEN A. MESSINA
Notary Public, State of Illinois
My Commission Expires 5/26/97

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EXHIBIT A

LOTS 9 AND 10, AND THE WEST ¼ OF LOT 8, IN BLOCK 7, IN REID'S SUBDIVISION OF THE SOUTHWEST 1/4, (EXCEPT THE EAST ¼ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND EXCEPT THE RAILROAD, IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO: 13-35-327-001-0000

PROPERTY COMMONLY KNOWN AS: 3653-57 West Wabansia
Chicago, Illinois

* And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs 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 it, it WILL WARRANT AND DEFEND, subject to:

General taxes for the year 1996 and subsequent years and all taxes, special assessments and special taxes levied after November 30, 1996; all installments of special assessments heretofore levied falling due after November 30, 1996; the rights of all persons claiming by, through or under Grantee; easements of record and party-walls and party-wall agreements, if any; building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances; roads, highways, streets and alleys, if any; all matters arising out of the acts or omissions of Grantee or anyone claiming by, through or under Grantee.

97271893

★ 5 CITY OF CHICAGO ★
★ 1 REAL ESTATE TRANSACTION TAX ★
★ 5 DEPT. OF REVENUE APR 18 '97 ★
★ 5 PB. 11187 ★
726.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 18 '97
DEPT. OF REVENUE
230.00

★ 17 CITY OF CHICAGO ★
★ 1 REAL ESTATE TRANSACTION TAX ★
★ 5 DEPT. OF REVENUE APR 18 '97 ★
★ 5 PB. 11187 ★
999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 18 '97
PB. 11427
115.00

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Property of Cook County Clerk's Office