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WARRANTY DEED IN TRUST

97353436

060 09 7619282

THE GRANTOR, Fitz Corporation, an Illinois corporation, of the City of Chicago, County of Cook, State of County of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT to

DEPT-01 RECORDING \$29.00
T#0012 TRAN 5155 05/19/97 15:12:00
#1354 # CG #-97-353436
COOK COUNTY RECORDER

American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 15, 1997 and known as Trust No. 122647-01, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

29.00
of

LOT 2 (EXCEPT THE WEST 144 FEET) AND LOT 3 (EXCEPT THE SOUTH 50 FEET AND EXCEPT THE WEST 128 FEET THEREOF) IN J.C. DORES SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 20-03-311-027-0000 and 20-03-311-028-0000

Commonly known as 4410-22 South King Drive, Chicago, IL

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; and general taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1996.

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

In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustees with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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 198 years; renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify

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leases and the terms and provisions thereof at any time or times hereafter; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustees in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment instrument or document executed by the Trustees in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

If the title to the Property 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And 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 the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number(s): 20-03-0311-027-0000 and 20-03-311-028-0000
Address of Real Estate: 4410-22 South King Drive, Chicago, IL

Dated this 16th day of May, 1997.

FITZ CORPORATION

By: Gerard J. Hall (SEAL)
Gerard J. Hall, President

ATTEST:

1st Secretary
Secretary

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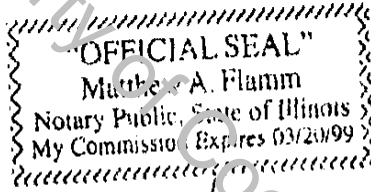
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE J. HALL, personally known to me to be the President of the corporation and DAVID M. FLEISHMAN 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 and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board 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 16th day of May, 1997



[Signature]
NOTARY PUBLIC

Commission expires 3/20 19 99

This instrument was prepared by, and should be returned after recording to:

Matthew A. Flamm
FLAMM, TEIBLOOM & BEAUBIEN, LTD.
180 N. LaSalle Street, Suite 1515
Chicago, IL 60601

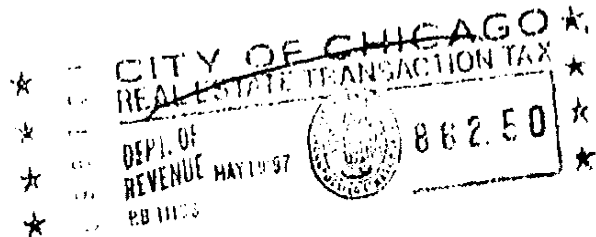
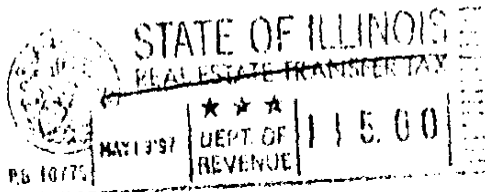
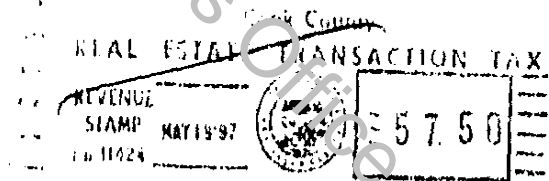
Send Subsequent Tax Bills To:

Cornell Partners
1809 E. 71st Street
Chicago, IL 60649

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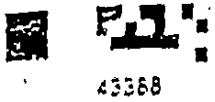
(Doc #Tax Deed/Fleishman/Warranty Deed in Trust 16 May 97 09:49 am)

MAIL TO: HENDERSON S. BROOK
35 E WACKER
#1750
CHICAGO, ILL 60601



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MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

2 0 - 0 3 - 3 1 1 - 0 2 7 - 0 0 0 0

NAME

C O R N E L L P A R T N E R S

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1 8 0 9 E. 7 1 S T S T.

CITY

C H I C A G O

STATE:

I L

ZIP:

6 0 6 4 9 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

4 4 1 0 - 2 2 S. K I N G D R.

CITY

C H I C A G O

STATE:

I L

ZIP:

6 0 6 5 3 -

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PIN:

2 0 - 0 3 - 3 1 1 - 0 2 8 - 0 0 0 0

NAME

C O R N E L L P A R T N E R S

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1 B 0 9 E. 7 1 S T. S T.

CITY

C H I C A G O

STATE:

I L

ZIP:

6 0 6 4 9 -

97353436

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

4 4 1 0 - 2 2 S. K I N G D R.

CITY

C H I C A G O

STATE:

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ZIP:

6 0 6 5 3 -

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