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97379147

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$29.00
 T#0012 TRAN 5266 05/29/97 10:20:00
 #5765 ER #-97-379147
 COOK COUNTY RECORDER

644-00-000-0000

7659267A 083

THE GRANTOR, Dearborn Prairie Homes Corporation, a corporation created and existing under and by Virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid and pursuant to the authority given by the Board of Directors of the Corporation, CONVEYS AND WARRANTS TO

Chicago Title & Trust Company as Trustee under Trust Agreement dated March 31, 1997 and known as Trust No. 1103776, 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): 17-21-213-073

Address of Real Estate: 1348 S. PLYMOUTH COURT, Chicago, IL 60605

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 these presents by Daniel E. McLean, its President and attested by Marilyn Walsh its Secretary, this 15th day of April, 1997.

Dearborn Prairie Homes Corporation,

By: *Daniel E. McLean*
 Daniel E. McLean, President

Attest: *Marilyn Walsh*
 Marilyn Walsh, Secretary

BOX 333-CT1

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY
2540.00
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 26 '97 DEPT. OF REVENUE
398.00

Cook County
REAL ESTATE TRANSACTION TAX
MAY 26 '97 DEPT. OF REVENUE
195.00

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★ 057479
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 26 '97 ★
★ FB 11187 ★
★ 975.00 ★

★ 07180
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 26 '97 ★
★ FB 11187 ★
★ 975.00 ★

★ 057481
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 26 '97 ★
★ FB 11187 ★
★ 975.00 ★

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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 DEARBORN PRAIRIE HOMES CORPORATION, and Marilyn Walsh personally known to me to be the Secretary of said Corporation and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the President and Secretary they signed and delivered the foregoing 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 April 15, 1997.

IMPRESS
NOTATION SEAL
HERE



Eve Safarik

Notary Public

My Commission Expires

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

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Mail to: _____

Send subsequent Tax Bill To: _____

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LEGAL DESCRIPTION

PARCEL 1:

LOT #9 IN MANOR HOMES OF DEARBORN PARK, BEING A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOTS 6 AND 17 IN MANOR HOMES OF DEARBORN PARK AFORESAID, AND OTHER PROPERTY, AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE PRAIRIE SINGLE FAMILY HOMES OF DEARBORN PARK RECORDED AS DOCUMENT 89566231 AS AMENDED, AND BY DEED RECORDED AS DOCUMENT NUMBER

97379147

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE PRAIRIE SINGLE FAMILY HOMES OF DEARBORN PARK ASSOCIATION RECORDED ON NOVEMBER 28, 1989 AS DOCUMENT 89566231, AS AMENDED FROM TIME TO TIME; UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT ENCROACH THEREON; AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

Mail to:

Law offices of Bradman & Watson
Attn: Daniel E. Bradman
1030 W. Higgins #220
Park Ridge, IL 60068

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EXHIBIT UNOFFICIAL COPY

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 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 198 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 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.

If the title to any of the above lands 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 sale on execution or otherwise.

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