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1998-10-30 15:38:57
Cook County Recorder 29.50



98980096

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth, That the Grantor American Decal & Mfg. Co., an
Illinois corporation

of the County of COOK and the State of ILLINOIS for and in consideration of

Ten Dollars and no/100 (\$10.00)

and other good and valuable consideration in hand paid, Comes and Warrants unto **LaSalle National Bank**, at 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 16th day of October 19 98 known as Trust Number 122085 the following described real estate in the County of Cook and State of Illinois, to-wit:

(See Attached Legal Description)

Prepared By: Peter C. Economos

Property Address: 4100 W. Fullerton Avenue, Chicago, IL 60639

Permanent Real Estate Index No. 13-27-415-021-0000

LEGAL DESCRIPTION

Parcel One

Lot 4 in James W. Hedenberg's Subdivision in the Southeast quarter of Section 27, Townships 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County Illinois on March 27, 1912 as Document 4935162 (except that part of said Lot 4 in James W. Hedenberg's Subdivision bounded and described as follows: all that certain triangular piece of land situated in said Lot 4 of said James W. Hedenberg's Subdivision bounded and described as follows: Beginning at the Northwest corner of Lot 4 of said James W. Hedenberg's Subdivision; thence Southeasterly on and along the Northerly line of said Lot 4, 62 feet to a point of intersection of the Southerly side line of Lot 2 with the Easterly side line of Lot 4 of said James W. Hedenberg's Subdivision; thence Southeasterly on and along said Easterly side line of Lot 4, 23.6 feet more or less to a point distant 8.5 feet Northeasterly from measured at right angles to center line of a certain side track serving Lyon and Healy said center line of said side track being a curved line convex to the Northeast with a radius of 359.27 feet, said side track being supported on a concrete trestle, thence Northwesterly on and along a line parallel to and distant 8.5 feet Northeasterly from, measured at right angles to the center line of said side track, 23 feet to a point; thence Northwesterly 50.1 feet more or less to a point in the Southerly line of Lot 2 aforesaid which is 50.1 feet Northwest of the point of beginning thence Southeasterly on a along said Southerly line of Lot 2, 50.1 feet to the point of beginning.

Parcel Two

All that part of Lot 2 of James W. Hedenberg's Subdivision in the Southeast quarter of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian according to the recorded plat thereof as recorded in the office of Recorder of Cook County Illinois in Book 117 of plats, page 30 bounded and described as follows: Beginning at a point in the Southerly side line of Lot 2 distant 62 feet Easterly from the point of intersection of the said Southerly line of Lot 2 and the Westerly line of Lot 4 measured on and along said Southerly side line of Lot 2; thence Southeasterly on and along the Southerly side line of Lot 2, said Southerly side line of Lot 2 being a curved line convex to the Northeast with a radius of 556.46 feet, 329 feet to a point in said Southerly side line of Lot 2; thence Northwesterly on a curved line convex to the Northeast with a radius of 376.76 feet, 166.9 feet to a point which is 12.5 feet Northeasterly from measured at right angles to said Southerly side of Lot 2; thence Northwesterly on a curved line convex to the Northeast with a radius of 376.76 feet, 166.9 feet more or less to the point of beginning all in Cook County, Illinois.

To have and to hold the said premises, with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to said trustee to improve, 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 praesenti 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 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 cases made and provided.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 16th day of October, 1998

American Decal & Mfg. Co., an Illinois corporation

By: X [Signature] Aristotelis P. Mpougas Its President

(SEAL) _____

(SEAL) _____

_____(SEAL)

_____(SEAL)

County of Cook

S.S.

Michele Morris-Sokolick

Notary Public in and for said County, in the State aforesaid, do hereby certify that

Aristotelis P. Mbougas, President

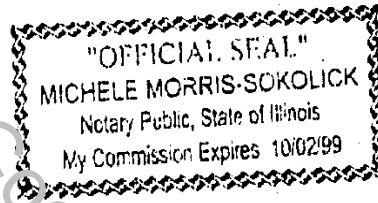
personally known to me to be the same person whose name is

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 seal this 16th day of October A.D. 19 98

Michele Morris-Sokolick

Notary Public.



Property of Cook County Clerk's Office



Box 350

Deed In Trust
Warranty Deed

Address of Property

4100 W. Fullerton Avenue

Chicago, IL 60639

To
LaSalle National Bank
Trustee

MAIL TO: Peter C. Economos
205 N. Michigan Avenue - #3600
Chicago, IL 60601

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60674-9135

STATEMENT BY GRANTOR AND GRANTEE

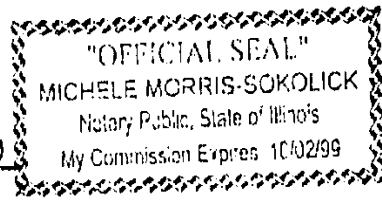
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 30, 1998

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 30th DAY OF October 1998.

NOTARY PUBLIC Michele Morris-Sokolick



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date October 30, 1998

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 30th DAY OF October 1998.

NOTARY PUBLIC Michele Morris-Sokolick



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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