

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THIS INDENTURE, made this 16<sup>th</sup> day of January, 1998, between TROTTER KENT, INC., a Maryland corporation, not personally, but solely as Liquidating Trustee for Dolton Value Village, Inc., pursuant to a Court Order dated September 11, 1996, party of the first part, and COLE TAYLOR BANK, not personally, but solely as Trustee under Trust Agreement dated December 10, 1996 and known as Trust No. 96-4177, 850 West Jackson Boulevard, Chicago, Illinois 60607, party of the second party, WITNESSETH, that the party of the first part,

(The Above Space For Recorder's Use Only)

for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto and made a part hereof).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: 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, unto the party of the second part, its successors and assigns forever.

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 and 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 presenti 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 difference 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 relations 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 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 conveyance lease or other instrument, (a) that at the time of 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 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (i) AND PARAGRAPH K OF THE COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE:

Date: January 16, 1998

*[Handwritten signature]*

Permanent Real Estate Index Number(s): 29-03-109-030-0000 VOL. 194  
Address(es) of Real Estate: 423 East 142nd Street, Dolton, Illinois 60419

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year first above written.

Replacement 3931

TROTTER KENT, INC., a Maryland corporation, not personally, but solely as Liquidating Trustee for Dolton Value Village, Inc., pursuant to a Court Order dated September 11, 1996

426 E 142nd Street  
1-15-98  
10:00  
RPL/whs  
2-15-98

*[Handwritten signature]*

By: Louis J. Trotter, Jr., President

This instrument was prepared by:

Tabitha L. Mitchell, Schwartz, Cooper, Greenberger & Krauss, Chtd.,  
180 N. LaSalle Street, Suite 2700, Chicago, Illinois 60601

1st AMERICAN TITLE order # CF101912

*[Handwritten initials]*

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF MARYLAND }  
COUNTY OF MONTGOMERY } ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis J. Trotter, Jr., personally known to me to be the President of TROTTER KENT, INC., a Maryland corporation, and 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 as such President, he 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 Directors of said corporation as his 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 19th day of January, 1998.

*Kelly Crawford*  
\_\_\_\_\_  
Notary Public

*my Commission expires - 6/1/98*

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Edward I. Rosen, Esq.  
Levin & Rosen, Ltd.  
4051 Old Orchard Road  
Skokie, Illinois 60076 }

Wagener Equities, Inc.  
Wagener Corporate Center  
1840 Industrial Drive, Suite 180  
Libertyville, Illinois 60048

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**EXHIBIT A**

Legal Description of Land

ALL THAT PARCEL OF LAND SITUATED IN DOLTON, COUNTY OF COOK AND STATE OF ILLINOIS, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO PART OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY RIGHT OF WAY BOUNDED AND DESCRIBED ACCORDING TO A PLAT OF A SURVEY MADE BY R. W. ROBINSON AND ASSOCIATES, CO., DATED OCTOBER 31, 1977 AND REVISED JANUARY 23, 1978, AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 WITH THE CENTERLINE OF THE RIGHT OF WAY ORIGINALLY ACQUIRED BY THE CHICAGO AND GREAT EASTERN RAILWAY COMPANY; THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 765.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTHWESTERLY ON THE LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE AFORESAID CENTERLINE OF RIGHT OF WAY, A DISTANCE OF 607.14 FEET TO THE EASTERLY TERMINUS OF THE NORTH LINE OF MAIN STREET, AS SAID STREET IS SHOWN ON THE PLAT OF MAURER'S FIRST ADDITION TO DOLTON, RECORDED AUGUST 27, 1923 AS DOCUMENT 2079149; THENCE EAST ON THE EASTERLY PROLONGATION OF SAID NORTH LINE OF MAIN STREET, A DISTANCE OF 127.85 FEET TO A POINT ON A LINE 50.00 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE AFORESAID CENTERLINE RIGHT OF WAY; THENCE NORTHWESTERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 686.81 FEET TO THE POINT OF BEGINNING.

Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office



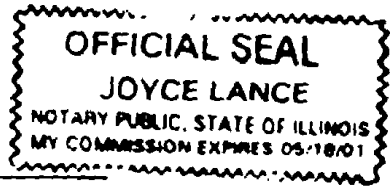
# UNOFFICIAL COPY

## 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 1-28, 1998 Signature: Martha Rynn  
Grantor or Agent

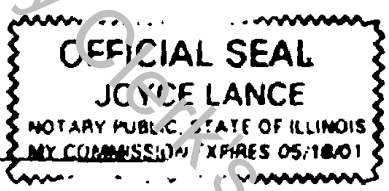
Subscribed and sworn to before me by the said                      affiant this 21<sup>st</sup> day of January, 1998.  
Notary Public                     



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 acquired 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.

Dated 1-28, 1998 Signature: Martha Rynn  
Grantee or Agent

Subscribed and sworn to before me by the said                      affiant this 21<sup>st</sup> day of January, 1998.  
Notary Public                     



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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office