

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

98259861

THIS INDENTURE WITNESSETH, That the
Grantor
DALLAS RESTAURANT, INC.

of the County of COOK
and State of ILLINOIS
For and in consideration of TEN
AND 00/100 DOLLARS (\$10.00) and
other good and valuable
considerations in hand paid,
CONVEYS and WARRANTS
unto the THE CHICAGO TRUST
COMPANY, a corporation of Illinois,
whose address is 171 N. Clark
Street, Chicago, IL 60601-3294, as
Trustee under the provisions of a trust agreement dated the 21st day of March, 1998, known as Trust Number 1105660 the following described real estate in the County of COOK and State of Illinois, to-wit:

See Legal Description attached.

DEPT-01 RECORDING \$27.00
TRAN 1904 04/02/98 10:56:00
43693 + RC # - 98 - 259861
COOK COUNTY RECORDER

Reserved for Recorder's Office

19 98

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SEC. 200.2 (B-6) CHICAGO TRANSACTION TAX
AND
EXEMPT UNDER PROVISIONS OF PARAGRAPH 4(f)
REAL ESTATE TRANSFER TAX ACT
DATE 3/21/98 DECLARANT

Permanent Tax Number: 19-18-314-029

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, 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 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

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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.

And the said grantor _____ hereby expressly waives _____ 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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ its _____ hand _____ and seal _____ this _____ 21st _____ day of _____ March _____, 19 98 _____.

DALLAS RESTAURANT, INC.

By: Theodore Athans (Seal)
(Seal) Theodore Athans, President

ATTEST: Theodore Athans
Secretary

(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

ALEXANDER G. POULAKIDAS

Attorney at Law
161 North Clark Street, Suite 2900
Chicago, Illinois 60601
(312) 263-1863

State of ILLINOIS

County of COOK

SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____
Theodore Athans, President and Secretary
of Dallas Restaurant, Inc.

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 _____ 21st _____ day of _____ March _____, 19 98 _____.

Alexander G. Poulakidas
NOTARY PUBLIC

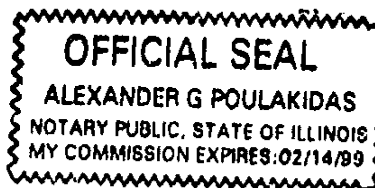
PROPERTY ADDRESS:

7050 West 63rd Street, Chicago, Illinois 60638

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MLOSLT
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)



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LEGAL DESCRIPTION:

LOTS 6 THROUGH 15 (BOTH INCLUSIVE), TOGETHER WITH THAT PART OF LOTS 5, 16 AND THE EAST AND WEST 16 FOOT VACATED ALLEY BY ORDINANCE PASSED OCTOBER 10, 1957, AND RECORDED OCTOBER 31, 1957 AS DOCUMENT 17053731, LYING WEST OF A LINE DRAWN THROUGH A POINT ON THE NORTH LINE OF SAID LOT 5, SAID POINT BEING 285.59 FEET WEST OF THE WEST LINE OF SOUTH SAYRE AVENUE (AS MEASURED ALONG THE NORTH LINE OF LOTS 1 TO 5) AND THROUGH A POINT ON THE SOUTH LINE OF SAID LOT 16, SAID POINT BEING 288.35 FEET WEST OF THE WEST LINE OF SOUTH SAYRE AVENUE (AS MEASURED ALONG THE SOUTH LINE OF LOTS 16 TO 27); EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PART TAKEN FOR WIDENING OF WEST 63RD STREET, AS PER CONDEMNATION CASE NO. 59 S 11052; IN FREDERICK BARTLETT'S CHICAGO HIGHLANDS IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PIN #: 19-18-314-029

Address of Property: 7050 West 63rd Street, Chicago, Illinois 60638

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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.

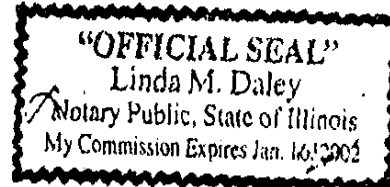
Dated 3/23/, 1998

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Alexander G. Poulakidas this 23rd day of March, 1998.

Notary Public [Signature]



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.

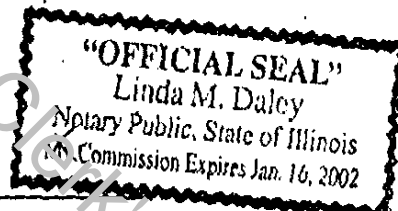
Dated 3/23/, 1998

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Alexander G. Poulakidas this 23rd day of March, 1998.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office