

# UNOFFICIAL COPY

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SPECIAL JOINT MEETING OF THE  
SHAREHOLDERS AND BOARD OF DIRECTORS OF  
BILL TOMCZAK DODGE, INC.

Special Joint Meeting of the Shareholders and Board of Directors of BILL TOMCZAK DODGE, INC., an Illinois corporation, was held on January 13, 1986 at the offices of the corporation at 4747 South Pulaski, Chicago, Illinois 60632.

All of the Shareholders and Board of Directors of the corporation were present, being: WILLIAM TOMCZAK and VIRGINIA TOMCZAK.

On a Motion duly made, seconded and unanimously adopted, BILL TOMCZAK was chosen as Chairman of the meeting, and VIRGINIA TOMCZAK was chosen as Secretary.

The Chairman then indicated to those present that he felt it was in the corporation's best interests to transfer the land parcels owned by the corporation into a Land Trust with the corporation as beneficiary of that Trust.

Thereupon, on a Motion duly made and seconded, the following Resolution was unanimously adopted:

RESOLVED:

That the following parcel of land owned by BILL TOMCZAK DODGE, INC.,

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0 3 3 0 7 2 3

LOT ELEVEN (excepting from said Lot that part thereof lying West of a line 50 feet East of and parallel with the West line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian)-----(11)

LOT TWELVE (excepting from said Lot that part thereof lying West of a line 50 feet East of and parallel with the West line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian)-----(12)

LOT THIRTEEN (except that part of said Lot Thirteen (13) lying West of a line Fifty (50) feet East of and parallel with the West line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian.)-----(13)

All in Block Three (3) in Murdock James and Company's Archer Addition, being a Subdivision in the Northwest Quarter ( $\frac{1}{4}$ ) of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian.

be transferred into LAND TRUST #1184 at Republic Bank of Chicago, 6501 South Pulaski Rd. Chicago, Illinois 60629.

There being no further business to come before the meeting, on a motion duly made and seconded, the meeting adjourned.

DATED: January 13, 1986

Virginia Tomczak  
VIRGINIA TOMCZAK, Secretary

APPROVED:

William Tomczak      William Tomczak  
WILLIAM TOMCZAK      WILLIAM TOMCZAK

Virginia Tomczak      Virginia Tomczak  
VIRGINIA TOMCZAK      VIRGINIA TOMCZAK

Being all the Shareholders

Being all the Directors

This Indenture Witnesseth That the Grantor (s) Bill Tomczak Dodge, Inc. an Illinois corporation

of the County of Cook and State of Illinois for and in consideration of Ten Dollars and No/100 Dollars, and other good and valuable considerations in hand, paid, Convey S and Quit-Claim S unto REPUBLIC BANK OF CHICAGO, 6501 S. Pulaski Road, Chicago, Illinois 60629, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13 day of January 19 86 known as Trust Number 1184, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 (except from said lot that part thereof lying west of a line 50 feet east of and parallel with the west line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian); Lot 12 (excepting from said lot that part thereof lying west of a line 50 feet East of and parallel with the West line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian); Lot 13 (except that part of said Lot Thirteen(13) lying West of a line fifty(50) feet East of and parallel with the West line of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian); All in Block Three(3) in Mordock James and Company's Archer Addition, being a subdivision in the Northwest Quarter(1/4) of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Il. Commonly Known as: 4717-2 S. Pulaski Rd. Chgo, Il. P/I/N-19-11-100-011-0000; 19-11-100-012-0000; 19-11-100-013-0000

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, highway, 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 successors in trust and to grant to such 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, lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence present 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 thereto 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 predecessors 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 real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

In Witness Whereof, the grantor aforesaid ha hereunto set Their hand and seal this 13 day of January 19 86

Bill Tomczak Dodge, Inc. (SEAL) BY: [Signature] (SEAL) President Attest: [Signature] (SEAL) Secretary THIS INSTRUMENT WAS PREPARED BY

Republic Bank of Chicago Name 6501 S. Pulaski Rd. Address

APR 0 88/19

Resolutions attached

3500728

Amy, Seller or Representative

Date

Real Estate Transfer Tax Act. 3/4/86

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TRUST No. 1184

DEED IN TRUST  
QUIT CLAIM

Tomczak

TO  
REPUBLIC BANK OF CHICAGO  
TRUSTEE

PROPERTY ADDRESS

4717-21 S. Pulaski Rd.

REPUBLIC BANK OF CHICAGO  
6501 S. Pulaski Road CHICAGO, IL 60629

Form 104-A

Ch 89/11/1  
1/16/84

3500728

Age of Grantee 3500728

Address 3500728

Husband

Wife

Submitted by

Address

Delivered 3500728

Remainder to

Sig. Cert

INTERCOUNTY  
TITLE INS. CO. A 8819  
BOX 9Z

NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES DEC 15, 1987  
ISSUED THROUGH ILL. NOTARY ASSOC.

Notary Public: Patti Brownmiller  
January 19 86

GIVEN under my hand and Notarial Seal this 13 day

and waiver of the right of homestead.  
free and voluntary act, for the uses and purposes therein set forth, including the release  
the foregoing instrument appeared before me this day in person, and acknowledged that  
personally known to me to be the same person <sup>WHO</sup> subscribed to  
OF BILL TOMCZAK DODGE INC  
William Tomczak & Virginia Tomczak

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

STATE OF ILL COOK }  
COUNTY OF ILL }  
ss. I, Patti E. Guisinger