

# UNOFFICIAL COPY

0 3 5 4 5 0 1

CAPITAL ASSOCIATES DEVELOPMENT CORP.

(a Delaware corporation)

## UNANIMOUS WRITTEN CONSENT

OF

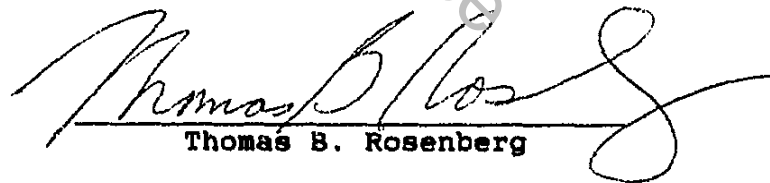
BOARD OF DIRECTORS


We, the undersigned, being all of the directors of Capital Associates Development Corp., a Delaware corporation (the "Corporation"), do hereby consent to take the following action without a meeting pursuant to Section 141(f) of the General Corporation Law of Delaware and the By-Laws of the Corporation:

RESOLVED, That the Corporation is hereby authorized to sell for the price of TWO HUNDRED FIFTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$215,650.00) certain real estate and certain personal property thereon consisting of a 25-unit apartment building and related facilities, commonly known as 7120-28 South East End Avenue, Chicago, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof.

FURTHER RESOLVED, That Terry A. McKay, Thomas B. Rosenberg, or Gail Beesen Dwars are hereby authorized on behalf of the Corporation to execute and deliver all documents and to perform all actions as shall be necessary or appropriate to the accomplishment of the foregoing transaction.

IN WITNESS WHEREOF, we have hereunto set our hands as of the 21st day of August, 1987.

  
Thomas B. Rosenberg

  
Terry A. McKay

LOT NINE.....(9)  
LOT TEN.....(10)  
LOT ELEVEN.....(11)  
LOT TWELVE.....(12)

In the Subdivision of Block Two (2) in Seipp's Subdivision of the West Half (1) of the Northwest Quarter (1) of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian. CHO-20-25-101-031 All

Exhibit 'A'

# UNOFFICIAL COPY

OFFICIAL ASSOCIATION DEVELOPMENT COSTS

of various corporations

MEMBERSHIP LIST

OF

BOARD OF DIRECTORS

The following is a list of the members of the Board of Directors of the Official Association Development Costs of various corporations, as of the date of the meeting of the Board of Directors held on the 15th day of January, 1912.

Property of Cook County Clerk's Office

Wm. H. ...

...

DEED IN TRUST

UNOFFICIAL COPY

Form 191 Rev. 11-71

The above space for recorder's use only.

BOOK 00700 616

0 0 9 9

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CAPITAL ASSOCIATES DEVELOPMENT, CORPORATION, a Delaware corporation, of 1122 North LaSalle St., Chicago, IL 60610 of the County of Cook and State of Illinois, for and in consideration of the sum of ---Ten and 00/100--- Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and warrants unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 3rd day of August 19 87, and known as Trust Number 103078-09, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 9 through 12 in Subdivision of Block 2 in Conrad Seipp's Subdivision of the West 1/2 of the North West 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 7120-28 S. East End Avenue, Chicago, IL 60649. P.I.N. 20-25-101-021.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; roads and highways; existing leases and tenancies; and general taxes for the year 1986 and subsequent years.

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.

Full power and authority is hereby granted to said Trustee to acquire, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, to redivide said real estate as often as desired, to contract to sell, to grant options in 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 lease 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 lease 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 hereunto to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and in 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, remove or change 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 would be lawful for any person owning the same, and 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, or any successor in trust, or claim 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 in 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, legality or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the facts 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 State) 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 (trust, conditions and) limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors shall incur any personal liability (to be collected by or due to the claimant or beneficiary or to any other person) or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trustee, as Trustee of an express trust and not individually (and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire beneficial and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not to issue 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 waives, and releases, and all states its benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or non-returns from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set its hand and seal this 3rd day of August 19 87.

ATTEST: [Signature] (SEAL) CAPITAL ASSOCIATES DEVELOPMENT CORPORATION (SEAL) BY: [Signature] (SEAL) GAIL BEESEN DWARS, Vice President

STATE OF ILLINOIS } 1. Susan Gheletter, a Notary Public in and for said County of COOK } 23. County, in the State aforesaid, do hereby certify that GAIL BEESEN DWARS, personally known to me to be the Vice President and Barbara A. Osborne, personally known to me to be the Secretary of CAPITAL ASSOCIATES DEVELOPMENT CORPORATION, a Delaware corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they are the free and voluntary act of said corporation and as their 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 seal this 3rd day of AUGUST A.D., 19 87. [Signature] Notary Public

My commission expires September 28, 1988

THIS DEED PREPARED BY: Susan Gheletter, One N. LaSalle St., Chicago, IL 60602 American National Bank and Trust Company of Chicago 7120-28 S. East End Avenue, Chicago, IL 60649 Box 221 For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE DEPT. OF REVENUE

REAL ESTATE TRANSACTION TAX REVENUE AUG 25 1987

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX REVENUE

3646501

DF 7117492 10/3

Cop. attached

Ord

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

LOT NINE----- (9)  
LOT TEN----- (10)  
LOT ELEVEN----- (11)  
LOT TWELVE----- (12)

In the Subdivision of Block Two (2) in Seipp's Subdivision of the West Half of  
of the Northwest Quarter (1) of Section 25, Township 38 North, Range 7 East  
of the Third Principal Meridian.

3646501

CHICAGO TITLE INS  
7/27/17

3646501  
3646501

AUG 26 PM  
HARRY (L) ROY

DUPLICATE  
3646501

7/15/17 D.D.