

LaSalle



WARRANTY DEED IN TRUST

N 9901285 Cook Co, Ill

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSTH, That the grantor, 33 W. Huron, L.L.C., an Illinois limited liability company, organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto LaSalle National Bank as Trustee under Trust Agreement dated December 1, 1999 and known as Trust Number 122533, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) provisions of the Illinois Condominium Property Act; (6) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; (7) acts of Grantee; (8) encroachments, if any, which are endorsed over by the title insurer; and (9) covenants, conditions, restrictions, permits, easements and agreements of record; and (10) Master Lease dated January 2, 2000 between Grantor as Landlord and First Meridian, L.L.C. as Tenant.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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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 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, 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 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 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, on or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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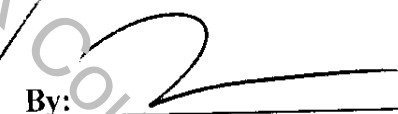
And the said grantor hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


Permanent Real Estate Index Number: 17-09-220-010; 17-09-220-011; 17-09-220-012;
17-09-220-024; and 17-09-220-025
Address of Real Estate: 33 West Huron, Unit C101 and Parking Spaces P-47 and P-8
Chicago, Illinois 60610


In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by William C. Moran, President of Meritrish Corporation, an Illinois Corporation, Manager of 33 W. Huron, L.L.C., an Illinois limited liability company this 31st day of January, 2000.


33 W. Huron, L.L.C., An Illinois
Limited Liability Company

By: Meritrish Corporation, An
Illinois Corporation, Its Manager

By: 
William C. Moran, President

CITY TAX
CITY OF CHICAGO

JUN. 14.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 14.00
REVENUE STAMP

STATE TAX
STATE OF ILLINOIS

JUN. 14.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001199
**REAL ESTATE
TRANSFER TAX**
03750.00
FP326675

0000001273
**REAL ESTATE
TRANSFER TAX**
00250.00
FP326657

0000001270
**REAL ESTATE
TRANSFER TAX**
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FP326703

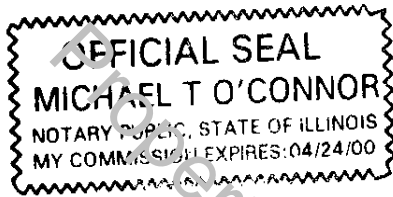
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I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William C. Moran, personally known to me to be the President of Meritrich Corporation, an Illinois Corporation, Manager of 33 W. Huron, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of January, 2000.

00436559



Michael T. O'Connor
(Notary Public)

Prepared By and After Recording, Mail To:

Michael T. O'Connor
Fuchs & Roselli, Ltd.
440 West Randolph
Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:

Water Tower Realty Management
415 North LaSalle, Suite 700A
Chicago, Illinois 60610



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EXHIBIT A

00436559

LEGAL DESCRIPTION:

ADDRESS: 33 WEST HURON, UNIT C101 and Parking Space P-47 and P-8
P.I.N. 17-09-220-010;17-09-220-011;17-09-220-012;17-09-220-024 and
07-09-220-025

UNIT C101 AND PARKING SPACE P-47 and P-8 IN 33 W. HURON CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE PARCEL OF REAL ESTATE IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 1998 AS DOCUMENT NUMBER 98247653, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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