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2000-10-16 15:50:47

Cook County Recorder 29.50

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth, That the Grantor Michael Lawson

of the County of Cook and the State of Illinois for and in consideration of **Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey s and Warrant s unto **LaSalle National Trust, N.A.**, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 23rd day of March 19 2000 known as Trust Number 125750-07, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Legal Description

Prepared By: Leon J. Teichner

Property Address: One North Bishop Avenue, Unit 1B, Chicago, Illinois 60607

Permanent Real Estate Index No. 17-08-334-013-0000

FORM NO:096-8027 DEC 94

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. 1 F and Cook County Ord. 93-0-27 par. F

Date 10/16/00

Sign. Neelish Stender

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(SEAL)

(SEAL)

(SEAL)

(SEAL)

October 19, 2000

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 12th day

And the said grantor hereby expressly waives and releases 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.

If the title to any of the above lands is now or hereafter required, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, or words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

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, avals 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, avals and proceeds thereof as aforesaid.

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 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, 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.

Full power and authority is hereby granted to said trustee to improve, 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 the future, 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 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.

To have and to hold the said premises with the apurtenances, upon the trusts and purposes herein and in said trust agreement set forth.

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 10, 11 AND 12 IN BLOCK 3 IN UNION PARK ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES, 12 MINUTES, 39 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 14.54 FEET TO THE SOUTH FACE OF A CONCRETE BLOCK WALL, THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH FACE, 5.67 FEET TO THE WEST FACE OF A BRICK AND CONCRETE BLOCK TOWNHOUSE BUILDING; THENCE SOUTH 00 DEGREES 03 MINUTES, 05 SECONDS EAST, ALONG SAID WEST FACE, 26.25 FEET TO A JOG IN SAID WEST FACE; THENCE SOUTH 89 DEGREES 56 MINUTES, 55 SECONDS WEST, ALONG SAID JOG, 0.30 FEET TO THE WEST FACE OF SAID TOWNHOUSE BUILDING, THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, ALONG SAID WEST FACE, 19.41 FEET TO THE CENTER LINE, AND ITS VERTICAL PROJECTION, OF A PARTY WALL; THENCE NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, ALONG SAID CENTER LINE, AND ITS PROJECTION, 21.55 FEET TO THE EAST FACE AND ITS VERTICAL PROJECTION OF A WALL; THENCE NORTH 00 DEGREES 30 MINUTES 01 SECONDS WEST, 15.77 FEET TO THE SOUTH FACE OF SAID TOWNHOUSE BUILDING; THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH FACE, 1.08 FEET TO THE CENTER LINE OF A PARTY WALL, THENCE NORTH 00 DEGREES 03 MINUTES 05 SECONDS WEST, ALONG SAID CENTER LINE, AND ITS EXTENSION, 44.42 FEET TO THE NORTH LINE OF SAID TRACT, THENCE NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, ALONG SAID NORTH LINE, 25.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS OVER COMMON AREAS, DRIVEWAYS AND WALKWAYS, AS CONTAINED IN THE DECLARATION EXECUTED BY MADISON & BISHOP, L.L.C., RECORDED SEPTEMBER 7, 1999, AS DOCUMENT 99846084.

Commonly Known As: One North Bishop Avenue, Unit 1B, Chicago, Illinois 60607  
Permanent Index No.: 17-08-334-013-0000

State of Illinois

# UNOFFICIAL COPY

County of Cook

S.S.

Melissa A. Neubeck

a

Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

Michael Lawson

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

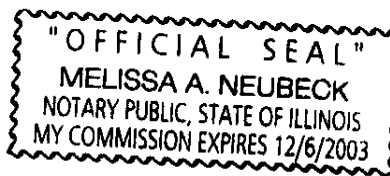
he signed, sealed and delivered the said instrument as his free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 12<sup>th</sup> day of October A.D. 19 2000

Melissa A. Neubeck

Notary Public.



Property of Cook County Clerk's Office

Box 350

**Deed In Trust**  
Warranty Deed

Address of Property

One North Bishop Avenue, Unit 1B

Chicago, Illinois 60607

To  
**LaSalle National Trust, N.A.**  
Trustee

**LaSalle National Trust, N.A.**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

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## STATEMENT BY GRANTOR AND GRANTEE

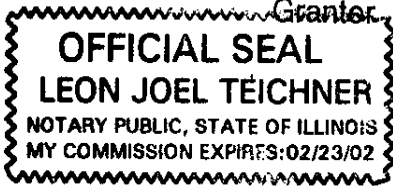
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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: 10/13/00 Michael Hansen

Grantor

SUBSCRIBED AND SWORN TO  
before me this 12 day  
of Oct, 2000

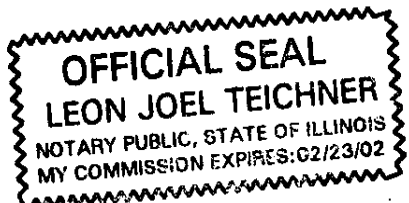


[Signature]  
NOTARY PUBLIC

The grantee 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: 10/13/00 Michael Hansen  
Grantee

SUBSCRIBED AND SWORN TO  
before me this 12 day  
of Oct, 2000



[Signature]  
NOTARY PUBLIC