

UNOFFICIAL COPY

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2001-01-05 13:53:37
Cook County Recorder 25.50

6700746 407 8 Howard



Lakeside Bank

01 JAN -3 PM 3:45



Warranty Deed in Trust

***This Indenture, Witnesseth,
That the Grantor,***

531 South Wells Limited Partnership,
an Illinois Limited Partnership of
5555 North Sheridan Road, Suite 406
Chicago, Illinois 60640

of the County of _____
and State of _____ for and in

(The Above Space For Recorder's Use Only)

consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable
good and valuable consideration in hand paid, Convey/s and Warrant/s unto
LAKESIDE BANK, 55 W. Wacker Drive, Chicago, Illinois, a banking
corporation organized and existing under the laws of the State of Illinois,
as Trustee under the provision of a trust agreement dated the
11th day of October, 19 2000, known
as Trust Number 10-2214 the following described real
estate in the State of Illinois, to wit:

The North 1/2 of Lot 10; the North 1/2 of Lot 14;
an undivided 2/3 interest in the South 1/2 of Lot 11;
and an undivided 2/3 interest in the South 1/2 of
Lot 14; in School Addition to Chicago in
Section 16, Township 39 North, Range 14, East of
the Third Principal Meridian, in Cook County,
Illinois.

City of Chicago
Dept. of Revenue
242311



Real Estate
Transfer Stamp
\$7,057.50

01/03/2001 13:02 Batch 11856 32

Permanent Index

No: 17-16-241-016, 17-16-241-020, 17-16-241-019, 17-16-241-021

Common

Address: 531-547 South Wells Street, Chicago, Illinois

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 and vested in 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 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user

thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 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 by 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, her, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

~~And the said grantor/s hereby expressly waives and release/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.~~

In Witness Whereof, the grantor/s aforesaid has/ve hereunto set/s hand/s and seal/s this _____ day of December, 19 2000.

531 South Wells Limited Partnership, an Illinois Limited Partnership (SEAL) _____ (SEAL)

By: Phyllis O. Nickels (SEAL) _____ (SEAL)

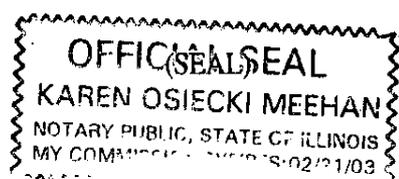
Phyllis O. Nickels, Trustee of the Phyllis O. Nickels Revocable Trust dated October 8, 1992, SS General Partner
COUNTY OF _____
STATE OF ILLINOIS _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that _____
Phyllis O. Nickels

personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 6th day of December, A. D. 19 2000.

Karen Osiecki Meehan
Notary Public



THIS DOCUMENT PREPARED BY: KAREN OSIECKI MEEHAN

Mail Tax Bills To: GOLD & PATNER
222 N LAFALETTE ST.
CHICAGO, IL 60601.

MAIL TO:
LAKESIDE BANK
TRUST DEPARTMENT
55 W. WACKER DRIVE
CHICAGO, ILLINOIS 60601

STATE OF ILLINOIS

STATE TAX



JAN. -5.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022903

REAL ESTATE TRANSFER TAX
0094100
FP326669

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



JAN. -5.01

REVENUE STAMP

0000044751

REAL ESTATE TRANSFER TAX
0047050
FP326670

Property of Cook County Clerk's Office