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3455/0065 90 001 Page 1 of 5  
2000-05-19 11:39:52  
Cook County Recorder 29.50



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00030151

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** Garage, L.L.C., an Illinois limited liability company

of the County of Cook and the State of Illinois for and in consideration of


Ten (\$10.00) Dollars

and other good and valuable consideration in hand paid, Convey S and Warrant S unto **LaSalle Bank National Association**, 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 4th day of May, 2000 known as Trust Number 126077, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE


City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
226308 \$4,018.50  
05/19/2000 10:45 Batch 03180 10



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
 MAY. 19.00  
REVENUE STAMP

# 0000024764

**REAL ESTATE TRANSFER TAX**  
0026800  
FP326670

**STATE OF ILLINOIS**  
STATE TAX  
 MAY. 19.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001274

**REAL ESTATE TRANSFER TAX**  
0053600  
FP326669

Prepared By: Charles E. Alexander, P.C.  
Property Address: 650-A Fulton Market, Chicago, Illinois 60606  
Permanent Real Estate Index No. 17-09-308-001 & 17-09-308-002

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

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 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.

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 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 of 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, 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 cases made and provided.

And the said grantor \_\_\_\_\_ hereby expressly waive and release S 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 Garage, L.L.C. aforesaid has hereunto set its hand and seal \_\_\_\_\_ this 9th day of May, 2000.

Garage, L.L.C.

(SEAL) By: Charles Alexander  
Its: Attorney-in-fact

\_\_\_\_\_  
(SEAL)

(SEAL) \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Grantor also hereby grants to the Grantees, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

The Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 1999 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

Property of Cook County Clerk's Office

Jacqueline Dunbar

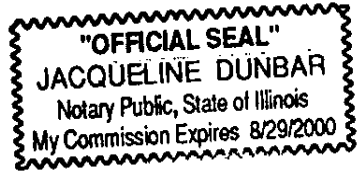
Notary Public in and for said County, in State aforesaid, do hereby certify that \_\_\_\_\_  
Charles E. Alexander, as attorney-in-fact for Garage, L.L.C.

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 notary seal this 9th day of may A.D. 2000

*Jacqueline Dunbar*

Notary Public.



Property of Cook County Clerk's Office

Box 350

**Deed In Trust**  
Warranty Deed

Address of Property

To  
**LaSalle Bank National Association**  
Trustee

*Maitto:*

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

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 11 IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°59'58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET OF SAID TRACT; THENCE NORTH 90° WEST ALONG THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00°00'00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°59'58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINIUM MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, (ORIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).