



This space reserved for Recorder.

THE GRANTOR, SMITHFIELD PROPERTIES II, L.L.C., an Illinois limited liability company, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to BENJAMIN J. RANDALL as Trustee, under the terms and provisions of a certain Trust Agreement dated the 1st day of January, 1985 and designated the POOBA TRUST, 333 West Wacker Drive, Suite 1800, Chicago, Illinois 60606, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 14-31-323-018, 020

Address of Real Estate: 2008-A West Willow, Townhouse 56, Chicago, Illinois 60647

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property. It shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

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# UNOFFICIAL COPY

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The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 23 day of December, 19 98

SMITHFIELD PROPERTIES II, L.L.C.

By: Charles E. Alexander  
Charles E. Alexander, attorney pursuant to  
Power of Attorney

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles E. Alexander, 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 on behalf of SMITHFIELD PROPERTIES II, L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

“OFFICIAL SEAL”  
Janiece G. R. Waters  
Notary Public, State of Illinois  
My Commission Exp. 06/23/2001

IMPRESS SEAL HERE

Given under my hand and official seal, this 23 day of December, 19 98.  
My commission expires 6/23/2001 TR.  
Janiece G. R. Waters  
NOTARY PUBLIC

This instrument was prepared by Charles E. Alexander, Katz Randall & Weinberg, 333 W. Wacker Drive, Suite 1800, Chicago, Illinois 60606

★ 1 6 2 7 2 2 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ REVENUE JUN 1 '99 ★  
★ P.B. 11198 ★  
DEC 31 1998  
#2351.25

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 31 '98 DEPT. OF REVENUE 3 1 3 . 5 0  
P.B. 11262

0 8 0 8 2 5  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP DEC 31 '98  
P.B. 11422 156.75

# UNOFFICIAL COPY

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## Legal Description

of the premises commonly known as 2008-A West Willow, Townhouse 56, Chicago, Illinois 60647

Parcel 56: Those portions of Lots 1 through 27, both inclusive, in Block 3 in Bradwell's Addition to Chicago in the Southwest Quarter of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with part of the vacated alleys in said Block 3 and part of vacated West Willow Street which are described as follows: commencing at the Northeast corner of North Hoyne Avenue and West Willow Street, said point being 11.70 feet South of the Southwest corner of Lot 6 in said Block 3 aforesaid, and being established by vacation ordinance passed by the City Council of the City of Chicago on the 27<sup>th</sup> day of April 1914 and recorded in the Recorder's Office of said Cook County on the 27<sup>th</sup> day of May, 1914 as document no. 5425936; Thence North 89° 22' 10" East along said South line of vacated Willow Street 603.38 feet to a point on the East line of said Block 3 produced South 11.6 feet South of the Southeast corner thereof; Thence North 00° 05' 07" East along said Southerly extension and the East line of said Block 3 for a distance of 80.73 feet to the point of beginning; Thence continue North 00° 05' 07" East along said East line 23.01 feet to a point on a curved line convex to the North, concentric, parallel with, a distance of 21 feet South from the center line of Soo Line Railroad Company main tract; Thence Westerly along said curved line having a radius of 1385.13 feet for a distance of 28.71 feet (the chord of said curve having a bearing of North 77° 33' 48" West a distance of 28.71 feet); Thence South 00° 37' 50" East 36.97 feet; Thence North 89° 22' 10" East 22.37 feet; Thence North 00° 37' 50" West 7.47 feet; Thence North 89° 22' 10" East 6.31 feet to the point of beginning, in Cook County, Illinois.

### SUBJECT TO:

General real estate taxes not yet due and payable; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantor or anyone claiming by, through or under Grantee; streets and highways, if any; utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record; and that certain Mortgage dated 9/30/97 in favor of FIRST OF AMERICA BANK as Mortgagee and recorded with the Cook County Recorder on 10/17/97, 1997 as Document Number 97772502.

### MAIL TO:

CHARLES E. ALEXANDER  
(Name)  
KATZ RANDALL & WEINBERG  
333 WEST WACKER DRIVE  
(Address)  
SUITE 1800  
CHICAGO, IL 60606  
(City, State and Zip)

### SEND SUBSEQUENT TAX BILLS TO:

POOBA TRUST  
(Name)  
400 W. HURON  
(Address)  
CHICAGO IL 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 340