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0372/0117 05 001 Page 1 of 7  
1999-12-16 12:20:34  
Cook County Recorder 33.50

TRUSTEE'S DEED  
IN TRUST



WICOR TITLE INSURANCE

Property of Cook County Recorder's Office

THIS INDENTURE made this 14th day of December 1999 between FLETCHER M. DURBIN, NOT PERSONALLY BUT SOLELY AS AS TRUSTEE OF THE FLETCHER M. DURBIN TRUST DATED AUGUST 12, 1977 ("Trust"), party of the first part, and LASALLE BANK, N.A., NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1999 AND KNOWN AS TRUST NO. 122754, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by the party of the second part, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in Fletcher M. Durbin as said trustee and of every other power of the Trust hereunto enabling, by these presents does hereby CONVEY AND QUITCLAIM unto the party of the second part and unto all and every successor or successors in trust under said trust instrument (LaSalle Bank, N.A. with all successors is referred to herein as the "Trustee") all of Trust's interest in the following described real estate ("Real Estate") situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof

SUBJECT TO: See Exhibit B attached hereto and made a part hereof.

Common Address of the Real Estate: 629 W. Cermak Road, 2215 S. Ford Avenue, and 2219 S. Ford Avenue, Chicago, Illinois 60616

Permanent Index Numbers: 17-28-102-001, 17-28-102-002, 17-28-102-003 and 17-28-102-004

TO HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said declaration of trust set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said

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declaration of trust, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Real Estate 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 the Real Estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease the Real Estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or 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 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 the Real Estate, 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 or title or interest in or about or easement appurtenant to the Real Estate or any part thereof, and to deal with the Real Estate 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 the Trustee in relation to the Real Estate, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Real Estate, or be obliged to see that the terms of this deed in trust or said declaration of trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the Trustee; or be obliged or privileged to inquire into any of the terms of said declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 the 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 the 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

The party of the first part 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.

This indenture is executed by Fletcher M. Durbin, not personally but solely as trustee as aforesaid and therefore not with the intention of binding said trustee personally, and no personal liability or personal responsibility is assumed by or shall at any time be asserted or be enforceable against said trustee.

IN WITNESS WHEREOF, the party of the first party has set his hand this 14th day of December 1999.



FLETCHER M. DURBIN, NOT PERSONALLY BUT SOLELY AS TRUSTEE OF THE FLETCHER M. DURBIN TRUST DATED AUGUST 12, 1977

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **FLETCHER M DURBIN**, personally known to me to be the trustee of the trust aforesaid, and 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 said instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of December 1999.

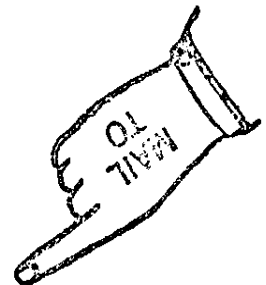


*Mishel Keta*  
Notary Public

Address of Grantee and  
Mail Tax Bills To:

This Instrument Prepared In  
Chicago, Illinois By:

Mishel Keta  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, Illinois 60606



After Recording Return to:

~~D. Albert Daspin  
Burke, Warren, MacKay & Serritella  
22nd Floor  
330 N. Wabash  
Chicago, Illinois 60611~~

RETURN TO: *M. OWENS*  
TICOR TITLE INSURANCE  
203 N. LaSALLE, STE. 1400 / 350  
CHICAGO, IL 60601  
RE: *990027036*

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EXHIBIT A

PARCEL 1:

LOTS 47 THROUGH 62, BOTH INCLUSIVE, IN BLOCK 1 IN EDWARD MC CONNELL'S SUBDIVISION OF PART OF THE NORTH FRACTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST AND WEST 14-FOOT VACATED ALLEY NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 52 AND 53 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 55 THROUGH 62, INCLUSIVE, LYING BETWEEN A STRAIGHT LINE DRAWN FROM THE NORTHWESTERLY CORNER OF SAID LOT 52 TO THE SOUTHWEST CORNER OF SAID LOT 62 AND THE SOUTHEASTERLY LINE OF LOT 53 PRODUCED NORTHEASTERLY TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 55 IN BLOCK 1 IN EDWARD MC CONNELL'S SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

017156

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

DEC 15 '99

900.00

01699

STATE TRANSFER TAX

DEC 15 '99

450.00

01699

PROPERTY OF COOK COUNTY CLERK'S OFFICE

TAXES FOR THE YEARS 1998 AND 1999.  
1999 TAXES ARE NOT YET DUE OR PAYABLE.

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PERMANENT INDEX NUMBER: 17-28-102-001-0000.

AFFECTS: LOTS 54 THROUGH 62, INCLUSIVE, AND THE NORTH 1/2 OF THE VACATED ALLEY.

NOTE: 1998 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$14,683.14 HAS BEEN PAID.

NOTE: 1998 FINAL INSTALLMENT AMOUNTING TO \$11,874.04 HAS BEEN PAID.

TAXES FOR THE YEARS 1998 AND 1999.

1999 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 17-28-102-002-0000.

AFFECTS: LOTS 51, 52 AND 53 AND THE SOUTH 1/2 OF THE VACATED ALLEY.

NOTE: 1998 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$4,241.50 HAS BEEN PAID.

NOTE: 1998 FINAL INSTALLMENT AMOUNTING TO \$3,472.88 HAS BEEN PAID.

TAXES FOR THE YEARS 1998 AND 1999.

1999 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 17-28-102-003-0000.

AFFECTS: LOTS 48, 49 AND 50.

NOTE: 1998 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$2,206.68 HAS BEEN PAID.

NOTE: 1998 FINAL INSTALLMENT AMOUNTING TO \$1,917.20 HAS BEEN PAID.

TAXES FOR THE YEARS 1998 AND 1999.

1999 TAXES ARE NOT YET DUE OR PAYABLE.

PERMANENT INDEX NUMBER: 17-28-102-004-0000.

AFFECTS: LOT 47.

NOTE: 1998 FIRST ESTIMATED INSTALLMENT AMOUNTING TO \$188.14 HAS BEEN PAID.

NOTE: 1998 FINAL INSTALLMENT AMOUNTING TO \$194.78 HAS BEEN PAID.

TERMS AND CONDITIONS OF PCS SITE AGREEMENT, INCLUDING RIGHTS OF INGRESS AND EGRESS TO FACILITATE THE TERMS OF SAID AGREEMENT, MEMORANDUM OF WHICH WAS RECORDED JULY 2, 1998 AS DOCUMENT NO. 98,567,286 BY AND BETWEEN FLETCHER M. DURBIN, ACTING AS TRUSTEE OF THE FLETCHER M. DURBIN TRUST DATED AUGUST 12, 1977, "OWNER", AND SPRINTCOM, INC., A KANSAS CORPORATION, "LESSEE", FOR A TERM OF FIVE (5) YEARS, COMMENCING JANUARY 16, 1998, WITH FOUR (4) ADDITIONAL FIVE (5) YEAR EXTENSIONS PERIODS.

NOTE: SAID LOCATION APPEARS TO BE A PORTION OF THE ROOF AREA.

RIGHTS OF PUBLIC UTILITIES AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY WHICH ABUTS THE SOUTHERLY LOT LINES OF LOTS 55 THROUGH 62, INCLUSIVE, AND WHICH ABUTS THE NORTHERLY LOT LINES OF LOTS 52 AND 53 FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.

BUILDING LOCATED MAINLY ON THE LAND ENCROACHES OVER THE NORTH LINE OF PARCEL 1 ONTO WEST CERMAK ROAD BY APPROXIMATELY 0.13 FEET, AT THE NORTHWEST CORNER, AS DEPICTED IN SURVEY ORDER NO. 743934 DATED DECEMBER 1, 1999 AND PERFORMED BY PAUL F. MISTURAK, PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 1679.

NOTE: THE FOREGOING ENCROACHMENT WILL BE INSURED OVER FOR THE OWNER'S AND LOAN POLICIES.

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RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES, AND ALL PARTIES  
CLAIMING BY, THROUGH, OR UNDER, AS DISCLOSED BY RENT ROLL ATTACHED AS EXHIBIT  
A.

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