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TRUSTEE'S DEED

1978 DEC 14 PM 4 19  
REC-14-78 5 51 5 13 • 24765041 - A - Rec

RECLUNDER OF DEEDS  
COOK COUNTY ILLINOIS

11.00

24765041

63-61-818  
U-C

16-11

The above space for recorders use only

THIS INSTRUMENT, made this 1ST day of DECEMBER, 1978, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 6TH day of SEPTEMBER, 1968, and known as Trust Number 21997, party of the first part, and

JOYCE POLIVKA, a never married person

, party of the second part.

Address of Grantee(s): 55 E. MONROE, CHICAGO, ILL.

This instrument was prepared by the Trust Department, Exchange National Bank of Chicago, La Salle & Adams Streets, Chicago, Ill. 60690. SANFORD A. KOVITZ, FIRST VICE PRESIDENT WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following real estate, situated in COOK County, Illinois, to-wit:

AN ESTATE FOR A TERM OF YEARS AS DESCRIBED ON EXHIBIT A

11.00

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and enjoyment of said party of the second part.

SUBJECT TO: See Exhibit B attached hereto.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of recording hereof.

IN WITNESS WHEREOF, the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President—Trust Officer and attested by its Assistant Cashier—Trust Officer, this day and year first



[Signature] Vice President—Trust Officer  
[Signature] Assistant Cashier—Trust Officer

DELIVERY

NAME MR. MARTIN K. BLONDER  
STREET ROSENTHAL + SCHANKLE  
CITY 55 E. MONROE ST  
CHICAGO ILL

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

24765041

INSTRUCTIONS OR  
RECORDER'S OFFICE BOX NUMBER 53

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act.  
Date 12/17/78  
Buyer, Seller or Representative [Signature]  
Date 12/17/78  
Exempt under provisions of Paragraph  
Date 12/17/78  
Document Number 176 or under provisions of  
Section 4, Real Estate Transfer Tax Act.

24765041

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.



I, **EILEEN I. WEISBROD**  
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT  
**SARAH ROVITZ**  
Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and

**J. L. KHLE**  
Assistant Cashier—Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President—Trust Officer and Assistant Cashier—Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Cashier—Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of December, 1978  
*Eileen I. Weisbrod*  
Notary Public

Property of Cook County Clerk's Office



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## EXHIBIT A

estate for a term of years ending in the earlier of either (a) September 1st, 2017 or (b) the date of termination of the lease described in Parcel 1 as reserved in the trustee's deed from The Exchange National Bank of Chicago, as Trustee Under Trust Agreement dated September 6, 1968 and known as Trust No. 21997 to Patricia Soboleski dated September 25, 1972 and recorded September 27, 1972 as Document 22066233 in and to the following premises: The buildings and improvements located on the land described as follows: Lot 6 in Block 11 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 all inclusive in Pine Grove being a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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## EXHIBIT B

- 1) General real estate taxes for the years 1978 and subsequent years.
- 2) Trust Deed dated April 7, 1969 and recorded May 8, 1969 as Document No. 20835314 made by Exchange National Bank Trust No. 21997 to Chicago Title and Trust Company to secure a Note for \$1,100,000.
- 3) Assignment of Rents made by The Exchange National Bank of Chicago, as Trustee Under Trust Agreement dated September 6, 1968, and known as Trust No. 21997 to Salk, Ward & Salk, Inc., and recorded as Document 20835315 and Assignment made by Salk, Ward & Salk, Inc., a corporation of the State of Illinois to The Great-West Life Assurance Company and recorded as Document 21139148.
- 4) Unrecorded security agreement executed contemporaneously by Exchange National Bank as Trust No. 21997 to Salk, Ward, and Salk, with Trust Deed document 20835314 dated April 7, 1969 and recorded May 8, 1969 purportedly assigned to The Great-West Life Assurance Company.
- 5) Financing statement recorded September 29, 1969 as Document 69U47460; Salk, Ward and Salk secured party, Trust No. 21997 debtor attached is agreement to The Great-West Life Assurance Company.
- 6) Right and options of Exchange National Bank of Chicago, as Trustee under Trust Agreement dated September 6, 1968 and known as Trust No. 21997 to purchase the land contained in the lease recorded September 27, 1972 in short form as Document 22066235. (affects leasehold)
- 7) Rights of Chicago Title and Trust Company as Trustee under Trust Agreement dated September 25, 1972 and known as Trust No. 60666 in the buildings, and improvements described in Schedule A as set forth in the instruments recorded as Documents 22066233, and 22066234 which rights together with those of The Exchange National Bank of Chicago, as Trustee under Trust Agreement dated September 6, 1968 and known as Trust No. 21997 comprise fee simple title to the improvements. (affects estate in buildings for term)
- 8) Rights of Chicago Title and Trust Company, as Trustee under Trust Agreement dated September 25, 1972 and known as Trust No. 60666 in the buildings and improvements at the end of the term of the lease recorded as Document 22066235. (affects estate in buildings for term)
- 9) Terms, agreements, provisions, conditions and limitations, contained in the aforementioned lease and all rights thereunder of said lessors, their heirs, executors, administrators and assigns, including rents and all other charges reserved.
- 10) Acts, deeds and any trust of the grantee.
- 11) Existing leases and tenancies.

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END OF RECORDED DOCUMENT