

UNOFFICIAL COPY

DEED IN TRUST (WARRANTY)

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(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH that the Grantor STATEWAY MEDICLINIC, LTD., an Illinois Limited Partnership,

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN AND NO/100 Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyance and Warranty unto Capitol Bank and Trust of Chicago, an Illinois banking corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of February 1983, and known as Trust Number 470, the following described real estate in the County of COOK,

Lot 14 in Block 10 in Gross North Addition to Chicago, being a subdivision of the Southwesterly half of the East half of Southeast quarter of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

CCI \$100.00 STATE \$100.00

CIT. \$400.00

10.00

TO HAVE AND TO HOLD the said real estate with the appurtenances, up in the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee with respect to the real estate of any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivisions or part thereof, and to redivide said real estate as often as leased, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey, said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in 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 lease and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and the terms and provisions thereof to partition or to exchange said 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, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other consideration as could 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement, in all authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if a 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individually or as Trustee, nor any successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness incurred or entered into). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 the said Grantor 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 1st day of March 19 83

STATEWAY MEDICLINIC, LTD., an Illinois Limited Partnership BY: MARVIN P. LOEB, President

STATE OF ILLINOIS COUNTY OF COOK

BY: DONNA M. RAUSCH, Notary Public

I, DONNA M. RAUSCH, a Notary Public in and for said County of Cook, State of Illinois, do hereby certify that MARVIN P. LOEB, President of MEDICLINIC DEVELOPMENT CORPORATION, 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 homestead.

GIVEN under my hand and Notarial Seal this 9th day of March 19 83 Commission expires July 9 19 85

Document Prepared By: Richard H. Levy, 33 N. LaSalle Street, Chicago, Illinois 60602 ADDRESS OF PROPERTY: 1620 West Belmont

Chicago, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR 1983 \$100.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE STAMP MAR 1983 \$100.00

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR 1983 \$400.00

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