

26952582

This Indenture Witnesseth, That the Grantor 5645 W. DEMPSTER AVE. BLDG.
CORP., an Illinois corporation

of the County of Cook and the State of Illinois for and in consideration of
TEN AND NO/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, ~~Conveyed and Warranted~~ Remises, Releases, Aliens and Conveys unto LASALLE NATIONAL BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 3rd. day of January 19 84 known as Trust Number 107437, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the grantee, its successors 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 incumbered or charged, and the grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

53-4154 Super Little Insurance Co. Bill Harman



Permanent Real Estate Index No. 10-20-204-001, 10-20-204-002, 10-20-204-003, 10-20-204-004, 10-20-204-005 and 10-20-204-006

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, manage, 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 subdivide 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 present 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 99 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 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.

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 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 has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 1st day of February, 1984.

This Instrument prepared by:
Ira Fierstein, Attorney
D'Ancona & Pflaum
30 North LaSalle St.
Chicago, Illinois 60602

By: [Signature]
Vice President
Attest: [Signature]
Secretary

26952582

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook) ss.

IRA FIERSTEIN Notary Public 11.00

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Berger
personally known to me to be the Vice President of the corporation, and Ametta Berger
personally known to me to be the _____ Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this
day in person and severally acknowledged that as such Vice President and _____
Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be
affixed thereto, pursuant to authority, given by the Board of Directors of said corporation
as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and
purposes therein set forth.

GIVEN under my hand and official seal this 1 day of February, 1984.

Ira Fierstein
Notary Public
Commission expires 8-30-86

11109

11.00

BOX 350

Deed in Trust
WARRANTY DEED

ADDRESS OF PROPERTY

TO
LaSalle National Bank
TRUSTEE

8027 AP

28952582

LEGAL DESCRIPTION

Parcel 1

Lots 1 and 2 in Dempster Garden "L" Terminal Subdivision of Lot 1 (except the East 2-1/2 acres thereof) in the Circuit Court Partition of Lots 2 and 3 in County Clerk's Division of the East one half of the Northeast one quarter of Section 19 and all of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2

Lots 1, 2, 3 and 4 in Luening's Subdivision of the East 2-1/2 acres of Lot 1 in Circuit Court Partition of Lots 2 and 3 in the County Clerk's Division of Section 20, Township 41 North, Range 13 East of the Third Principal Meridian, and the East one half of the Northeast one quarter of Section 19, Township 41 North, Range 13 East of the Third Principal Meridian, as same are marked and designated on plat of Subdivision recorded June 22, 1926, as Document 9316935, in Cook County, Illinois.

24952582

END OF RECORDED DOCUMENT