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26256422

TRUSTEE'S DEED

The above space for recorder's use only

6-8-82 5:52 PM
19 2 ①

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 1st day of November, 19 73, AND known as Trust Number 35751, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to JEWISH FEDERATION OF METROPOLITAN CHICAGO, an Illinois not-for-profit corporation

of (Address of Grantee) One South Franklin Street, Chicago, Ill. 60606

the following described real estate in Cook County, Illinois:

See Legal Description Rider attached hereto and made a part hereof.

Subject to Mortgage made by Grantor to Harris Trust and Savings Bank recorded in the office of the Cook County Recorder of Deeds as Document No. 22588887

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1982 JUN 10 PM 2:42

Sidney R. Olson

RECORDER OF DEEDS

26256422

Prepared By: Kenneth E. Piekut
Harris Trust and Savings Bank
111 W. Monroe Street
Chicago, Illinois 60690

11.00

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its June Vice President and attested by its Assistant Secretary, this 10th day of June, 19 82.

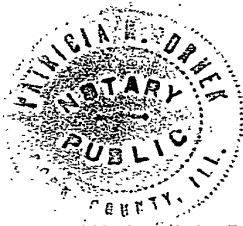


HARRIS Trust and Savings BANK
as Trustee as aforesaid, and not personally.

BY: [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary

STATE OF ILLINOIS,)
COUNTY OF COOK) SS.



My Commission Expires March 27, 1985

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary 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 Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's 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 10th day of June, 19 82

[Signature]
NOTARY PUBLIC

DELIVERY
Name
Street
City

FOR INFORMATION ONLY INSERT
STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

618 S. Michigan Ave.

Chicago, Illinois

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER 880 EBK

Exempt under provisions of Paragraph B of Section 4 of the Illinois Real Estate Transfer Act for purposes of Illinois and Cook County Real Estate Transfer Taxes and exempt under the provisions of Paragraph (b) of Section 200.1-206 of the Chicago Transaction Tax Ordinance.
This space for revenue stamps
Seller or Agent
[Signature]

26256422

RECORDING NUMBER

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LEGAL DESCRIPTION RIDER TO TRUSTEE'S DEED
MADE BY HARRIS TRUST AND SAVINGS BANK
AS TRUSTEE UNDER TRUST NO. 35751

That certain parcel of land (hereinafter referred to as the "Land"), with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois, and more particularly bounded and described as follows:

Lot 5 in Block 13 in Fractional Section 15 Addition to Chicago in Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

TOGETHER with all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, avenue or alley adjoining the Land, to the center line thereof; and

TOGETHER with the appurtenances and all the estates and rights of the Grantor in and to the Land.

EXCEPTING AND RESERVING unto Grantor until February 15, 1994, or until the earlier expiration or termination of the "Lease" hereinafter mentioned, an estate for years in and to the following (hereinafter referred to as the "Improvements"):

All buildings, structures and improvements now or hereafter erected on the Land hereby conveyed, including without limitation, buildings, walkway and road improvements, parking facilities and improvements, truck loading and dockage facilities, fencing, landscaping improvements of whatever nature, utility lines (to the extent of Grantor's interest therein) and all apparatus, machinery, devices, fixtures, appurtenances and equipment necessary for the proper operation and maintenance of the foregoing, including without limitation, the following: awnings, shades, screens and blinds; asphalt, vinyl, composition and other floor, wall and ceiling coverings; partitions, doors and hardware; elevators, escalators and hoists; heating, plumbing and ventilating apparatus; gas, electric and steam fixtures; chutes, ducts and tanks; oil burners, furnaces, heaters, incinerators and boilers; air cooling and air conditioning equipment; washroom, toilet and lavatory fixtures and equipment; engines, pumps, dynamos, motors, generators, electrical wiring and equipment; tools, building supplies, lobby decorating and window washing hoists and equipment; and all additions thereto and replacements thereof;

Simultaneously with the acceptance of this Deed, Grantee is leasing back to Grantor the Land being conveyed hereby pursuant to a certain Lease (hereinafter referred to as the "Lease") of even date herewith. It is the intention of Grantor and Grantee that Grantee's fee title in the Land being conveyed hereby shall be separated from the estate or interest in the Improvements hereby created. Such estate or interest in the Improvements is excepted and reserved by Grantor until February 15, 1994, or until the earlier expiration or termination of the Lease, whereupon the estate for years hereby reserved and all estate and interest of Grantor in the Improvements shall terminate and the Improvements shall be surrendered to Grantee, its successors and assigns, all as more particularly set forth in Section 3.2 of the Lease, the provisions of which are incorporated herein by reference

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as if fully set forth herein. Such estate or interest in the Improvements hereby excepted and reserved by Grantor does not extend to any air space or property other than the Improvements as defined, nor to any air space occupied by the Improvements. Grantor acknowledges that, notwithstanding such reservation as to the Improvements the Improvements are, and shall continue to be, real property and their use and operation shall be governed by the Lease. A Memorandum of the Lease is intended to be recorded immediately following the recording of this Deed.

If the Lease is terminated otherwise than by expiration of its term, then such termination shall be conclusively evidenced by execution and recording of a unilateral termination of lease notice by the Grantee. The notice shall be recorded in the Office of the Recorder of Cook County, Illinois. Third persons, including but not limited to, purchasers, mortgagees and lessees, may absolutely rely upon said unilateral termination of lease notice.

Property of Cook County Clerk's Office

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