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THIS INSTRUMENT, Made this 15th day of OCTOBER A. D. 1984 between

LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, 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 23rd day of JULY 1979, and known as Trust

Number 101454, part of the first part, and LA SALLE NATIONAL BANK, not personally but solely as TRUSTEE under TRUST AGREEMENT dated 10/15/84 known as TRUST NO. 109163 party of the second part

(Address of Grantee(s): 135 S. LaSalle St. Chicago, Illinois 60690

WITNESSETH, that said party of the first part in consideration of the sum of

TEN AND NO/100 Dollars, (\$ 100.00 ) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

The building(s), structure(s) and other improvements, including building fixtures therein, now or hereafter located on and permanently annexed to parcel of land described in Exhibit A annexed hereto, including without limitation all walkways, parking facilities, light standards, planters and signs, all of which is subject to the Permitted Encumbrances set forth in Exhibit B annexed hereto

This document is executed by the undersigned Trustee, not personally, but solely as Trustee under the terms of a Trust Agreement dated July 25, 1979, creating Trust No. 101454; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, undertakings, representations and agreements of the Trustee, individually or for the purpose of binding it personally, but this Deed is executed and delivered by the LA SALLE NATIONAL BANK, a National Banking Association, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said trust agreements and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the LA SALLE NATIONAL BANK, on account hereof, or on account of any covenant, undertaking, representation or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

SECTION 4 OF THE

SUBJECT TO THEIR REPRESENTATIVE

RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY ILLINOIS

10/15/84

27344954

Office

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Property of Cook County Clerk's Office

SEE RIDERS ATTACHED HERETO

Box 77  
*[Signature]*

together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part (here cr.

This conveyance is made pursuant to Direction and with authority to convey directly to the Trust grantee named herein. The powers and authority conferred upon said Trust grantee are recited on the reverse side hereof and incorporated herein by reference.

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 affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

**LaSalle National Bank**

as Trustee as aforesaid,

*[Signature]*  
Assistant Secretary

By *[Signature]*  
Assistant Vice President

This instrument was prepared by: <u>RITA WELTER</u>	La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690
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DATE  
BY SELLER OR THEIR

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

Janet Modica

I, \_\_\_\_\_ a Notary Public in and for said County,

JAMES A. CLARK

Assistant Vice President of LA SALLE NATIONAL BANK, and \_\_\_\_\_

RITA WELTER

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix 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.

27314951

GIVEN under my hand and Notarial Seal this 20th day of NOVEMBER A. D. 1984.

My Commission Expires on 6-14-88 \_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT

TO HAVE AND TO HOLD the said premises with the appurtenances, and for 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, maintain, 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 resubdivide 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 proceeds of 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.

27314951

Box No. 77

TRUSTEE'S DE

Address of Property

LaSalle National  
TRUSTEE  
TO

LaSalle National  
135 South La Salle Str  
CHICAGO, ILLINOIS 61  
8028-A AP (8-74)

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SCHEDULE A

Lot 1 in the Subdivision of the west half of Block  
91 in School Section Addition to Chicago in Section 16,  
Township 39 North, Range 14 East of the Third Principal  
Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

1. Mortgage, dated April 30, 1984 made by LaSalle National Bank, As Trustee under Trust Agreement dated July 25, 1979 and known as Trust Number 101454 to Ben Franklin Savings & Loan to secure payment of \$7,600,000.
2. Mortgage, dated as of October 1, 1984, made by LaSalle National Bank, As Trustee under Trust Agreement dated July 25, 1979 and known as Trust Number 101454 to Joshua Bruner and Simeon Bruner to secure \$1,500,000.
3. Terms, powers, provisions and limitations of the trust under which title to the Property is held.
4. Encroachment of the granite base located mainly on said land over the land West and adjoining by about 10 feet.
5. General Real Estate Taxes assessments and special assessments for the year 1984, a lien but not yet due and payable.
6. Encroachments, overlaps, boundary lines disputes, and any matters which would be disclosed by an accurate and current survey and inspection of the land.
7. Occupancy leases as defined in the foregoing instrument.
8. Any and all present and future zoning restrictions, regulations ordinances and requirements of any city, town, county, village or governmental entity where the Property is located provided same do not prohibit use of the Property as an office building.

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13.00

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END OF RECORDED DOCUMENT