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SHERIFF'S DEED INTO TRUST
(Judicial Sale)
Sheriff's Sale No. 42691

85219644

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a decree and/or judgment entered by the Circuit Court of Cook County, Illinois on January 31, 1985, in Case No. 84 CH 6553 entitled: AVONDALE FEDERAL SAVINGS BANK vs. FRANK LANDON, et al., and pursuant to which the land hereinafter described was sold at public sale by said grantor on March 12, 1985, from which sale no redemption has been made as provided by statute, hereby conveys to The LaSalle National Bank of Chicago, a National Banking Association, its successor, as Trustee under Trust Agreement dated the 15th day of July, 1982, known as Trust Number 10-40188-09, the holder of the Certificate of Sale, the following described real estate situated in the County of Cook, in the State of Illinois to have and to hold forever:

(See attached Exhibit "A")

commonly known as: Unit 305, 1540 North LaSalle St. Chicago, Illinois and improved with: a condominium building, of which Unit 305 is a single family residence therein.

PIN: 17 04 204 047 1010

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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, estates, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make

1ST AMERICAN TITLE ORDER # 02359

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lease and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the estate to deal with it, 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 the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only as interest in the possession, earnings, avails and proceeds thereof as aforesaid.

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If the title to any of the ^{8 5 2 1 9} 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 "limitations," or words of similar import, in accordance with the statute in such case made and provided.

DATED this 16 day of September, 1985.

RICHARD J. ELROD (SEAL)
Sheriff of Cook County, Illinois

BY: *Robert P. Hardin*
Deputy Sheriff of Cook County, Illinois

STATE OF ILLINOIS, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Robert P. Hardin
Personally known to me to be the same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16TH day of September, 1985. Commission expires 7-2-89.

Lois D. Speyer
NOTARY PUBLIC

PREPARED BY and MAIL TO:
RICHARD SHOPIRO
STRAUSS, SULZER, SHOPIRO &
WILKINS, LTD.
20 N. Clark Street, Suite 808
Chicago, Illinois 60602

Address of Grantee:
135 S. LaSalle Street,
Chicago, Illinois 60603

PIN: 17 04 204 047 1010

ADDRESS OF PROPERTY:

1540 N. LaSalle Unit 305
Chicago, Illinois 60610

The above address is for
statistical purposes only
& not a part of this deed

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EXHIBIT "A"

UNIT NO. 305 IN LA SALLE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PARCEL 1:

THE NORTH 1/2 OF THE NORTH 1/2 OF THAT PART OF THE EAST 1/2 OF LOT 111 IN BRONSON'S ADDITION TO CHICAGO, LYING WEST OF LA SALLE STREET IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DEDICATED FOR ALLEY AND EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO FOR THE WIDENING OF NORTH LA SALLE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THAT PART OF LOT 111 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,, WHICH LIES BETWEEN WELLS STREET AND LA SALLE AS ORIGINALLY LAID OUT AND OPENED EXCEPT THAT PART OF SAID PREMISES DEDICATED FOR AN ALLEY AND ALSO EXCEPT THAT PART THEREOF LYING BETWEEN THE WEST LINE OF NORTH LA SALLE STREET AS ORIGINALLY LAID OUT AND OPENED AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LA SALLE STREET AS ORIGINALLY LAID OUT AND OPENED CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED SEPTEMBER 17, 1929, AS DOCUMENT NO. 10481422 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 1/2 OF THAT PORTION OF LOT 111 LYING BETWEEN WELLS STREET AND LA SALLE STREET AND THE NORTH 12 FEET OF THE EAST 1/2 OF THAT PORTION LYING BETWEEN SAID STREETS OF LOT 112 IN BRONSON'S ADDITION TO CHICAGO (EXCEPT THOSE PORTIONS THEREOF TAKEN FOR PUBLIC ALLEY AND EXCEPT THAT PORTION THEREOF TAKEN FOR LA SALLE STREET BY ORDINANCE OF JANUARY, 1859 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: LYING BETWEEN THE WEST LINE OF NORTH LA SALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LA SALLE STREET) IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS NO. 24876660, AND IS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS. (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

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CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
FB/11/00
300.00

5
2
7
2
2
5

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
No. 11/00

11
15
17

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
\$ 300.00

11/15/00

DEPT-01 RECORDING \$19.25
TR#444 TRAN 0951 19/04/85 19:00:00
#0941 # D *--BS--2176444

85-219014