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Return to: TICOR Title  
Box 15 - S. Rybak

This Indenture Witnesseth, That the Grantor J. A. Realty **86017664**

an Illinois Corporation

of the County of Cook and the State of Illinois for and in consideration of

TEN AND NO/100ths ----- (\$10.00) Dollars,

and other good and valuable consideration in hand paid. Convey S and Warrant S 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 1st day of March 19 84 known as Trust Number 107707, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" attached hereto.

Address of Property: Northeast corner of Rush and Delaware Streets, Chicago, IL.

COOK CO. NO. 016  
43533  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 13 '86 DEPT. OF REVENUE 998.00  
PB 10687

COOK CO. NO. 016  
43541  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 13 '86 DEPT. OF REVENUE 502.00  
PB 10687

COOK CO. NO. 016  
143549  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 13 '86 DEPT. OF REVENUE 998.00  
PB 10687

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
998.00

Permanent Real Estate Index No. See Exhibit "A"

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 redivide 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 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 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 hereof 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, thereof, 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 waive and release 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 as hereunto set its hand and seal this 8th day of January, 19 86.

Attest:

J. A. Realty Corp.

(SEAL) Lawrence M. Freedman, Secretary

By: Joseph Ash (SEAL)  
Joseph Ash, President

11252-14 SR 4074

86017664

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BOX 350

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

LaSalle National Bank

TRUSTEE

-86-017664

8027 AP

12.00

Property of Cook County Clerk's Office

8027 AP  
-86-017664

25000.00

COOK COUNTY CLERK'S OFFICE  
11800 S. LA SALLE ST.  
CHICAGO, ILL. 60628

COOK COUNTY CLERK'S OFFICE  
11800 S. LA SALLE ST.  
CHICAGO, ILL. 60628

Notary Public in and for said County, I the State aforesaid, do hereby certify that  
Joseph Ash and Lawrence M. Freedman  
personally known to me to be the same person as whose name is  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged  
that they signed, sealed and delivered the said instrument as  
their free and voluntary act, for the uses and purposes therein set forth, including  
the release and waiver of the right of homestead.  
GIVEN under my hand  
seal this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 1986  
Nancy J. Freeman  
Notary Public.

86017664

STATE OF Illinois  
COUNTY OF Cook

Nancy J. Freeman

SS

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## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL 1:

The South 1/2 of Lot 6 in Block 13 in Canal Trustee's Subdivision in the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 2:

Lots 6 and 7 in the Subdivision of Lots 1 and 2, in Block 13 in Canal Trustee's Subdivision in the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with,

The East 1/2 of the 10 foot private alley lying Westerly of and adjoining the Westerly line of said Lot 7 in the Subdivision of Lots 1 and 2 in Block 13 in Canal Trustee's Subdivision in the South Fractional 1/2 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 3:

Lots 8 and 9 in the Subdivision of Lots 1 and 2 in Block 13 in Canal Trustee's Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with,

The West 1/2 of the 10 foot private alley lying Westerly of and adjoining the Westerly line of Lot 7 and the Easterly line of Lots 8 and 9 in the Subdivision of Lots 1 and 2 in Block 13 in Canal Trustee's Subdivision in the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 17-03-210-014 <sup>RP</sup> Volume: 496  
(Affects Parcel 1)

17-03-210-013 (6)  
(Affects Parcel 2)

17-03-210-011 (7)  
(Affects Parcel 2)

17-03-210-012 (7)  
(Affects Parcel 2)

17-03-210-006 (899) <sup>ALL</sup>  
(Affects Parcel 3)

RP.

86017664