

UNOFFICIAL COPY

86119567

THIS INDENTURE, Made this 7th day of 3 (March) 1986 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 1st day of April 19 81, and known as Trust

Number 103785, party of the first part, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated 3/7/86 and known as Trust No. 66849 party of the second part (Grantee)

(Address of Grantee(s): 33 North LaSalle Street Chicago, Illinois 60602

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100----- Dollars, (\$ 10.00-----) 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:

As legally described in Exhibit "A" attached hereto and made a part hereof, and commonly known as Unit 35D in the One Magnificent Mile Condominium, Chicago, Illinois, subject to those matters described on Exhibit "B" attached hereto and made a part hereof.

COOK CO. NO. 016 2 5 8 8 0

14.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 89.00

together with the tenements and appurtenances thereunto belonging.

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

Street Address: Unit 35D, 950 N. Michigan Avenue Chicago, Illinois 60611

PIN: 17-03-207-068-1102 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 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 hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President attested by its Assistant Secretary, the day and year first above written.

ATTEST: [Signature] Assistant Secretary

LaSalle National Bank as Trustee as aforesaid. [Signature] Assistant Vice President

This instrument was prepared by: Anna B. Ashcraft, Esq. Rudnick & Wolfe - Suite 2900 30 North LaSalle Street Chicago, IL 60603

La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690

Return To: Kathy Lieberman Friedman + Koven 208 South LaSalle Street - Suite 900, Chicago Ill. 60601

See back for stamps

7033037DB 1423603

86119567 REAL ESTATE TRANSACTION TAX 189.00

STATE OF ILLINOIS
COUNTY OF COOK

ss:

MARTHA ANN BROOKINS

a Notary Public in and for said County.

in the State aforesaid, DO HEREBY CERTIFY that..... James A. Clark

Assistant Vice President of LA SALLE NATIONAL BANK, and William H. Dillon

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.

GIVEN under my hand and Notarial Seal this..... 10th day of..... March..... A. D. 1986

Martha Ann Brookins
NOTARY PUBLIC

My Commission expires on August 30, 1987

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 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 lease to commence in present or in future, 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 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 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, as he is 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 relying 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.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00
DEPT OF REVENUE
MAR 25 1986

86119567

MAIL ROOM STATE CLERK
BOX 333
For No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

Mail to:
Kathy Luckenbach
Fredmore & Kaven
208 S. LaSalle St
#900
Chgo, Ill. 60604

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690

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EXHIBIT "A"

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Parcel 1:

Unit No. 35D in One Magnificent Mile Condominium as delineated on survey of parts of certain lots in Moser Subdivision of part of Lot 10, and parts of certain lots and vacated alley lying South of the South line of certain lots in Lawrence's Subdivision of part of Lot 7, all in the subdivision of the North 1/2 of Block 8 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, which survey is attached as Exhibit A to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 26845241 as amended from time to time; together with its undivided percentage interest in the common elements.

Parcel 2:

All those certain easements, privileges, rights of use, and all other benefits described in that certain One Magnificent Mile Declaration of Covenants, Conditions, Restrictions, and Easements made and entered into as of November 1, 1983, by the LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated September 14, 1978, and known as Trust No. 100049 and recorded November 1, 1983, as Document No. 26845239*, and as created for the benefit of Parcel 1 by a deed from LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated September 14, 1978, and known as Trust No. 100049 to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated April 1, 1981, and known as Trust No. 103785, dated November 1, 1983, and recorded November 1, 1983, as Document No. 26845240, all in Cook County, Illinois. *as amended from time to time,

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Recorder's Office
86119567

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Property of Cook County Clerk's Office

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EXHIBIT "B"

- (a) General real estate taxes not due and payable;
- (b) Limitations and conditions imposed by the Condominium Property Act of Illinois;
- (c) Terms, provisions, covenants and conditions contained in, and rights and easements established by Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for One Magnificent Mile Condominium Association, as amended from time to time;
- (d) Applicable zoning and building laws and ordinances and other ordinances of record;
- (e) Encroachments, if any;
- (f) Leases and licenses affecting the Common Elements, if any;
- (g) Easements, agreements, conditions, covenants and restrictions of record;
- (h) Terms, provisions, covenants and conditions contained in, and rights and easements established by the Declaration of Covenants, Conditions, Restrictions and Easements dated November 1, 1983 recorded in the office of the Recorder of Deeds of Cook County, Illinois on November 1, 1983 as document number 26845239, as amended from time to time;
- (i) Acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

86119567

Cook County Clerk's Office

RETURN TO: **UNOFFICIAL COPY**

Kathy Lieberman
Friedman + Koven
208 S. LaSalle Street
900
Chicago, Ill. 60604

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STATE OF ILLINOIS
CLERK OF THE COURT

1986 MAR 31 PM 2:43

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01-18-2011