

UNOFFICIAL COPY 86234119

This Indenture Witnesseth, That the Grantor PAG, INC., an
Illinois corporation

of the County of Cook and the State of Illinois for and in consideration of
Ten (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey Quit Claims 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 20th day of May 1986 known as Trust Number
111127, the following described real estate in the County of Cook and State of

Illinois, to-wit:

1. The real estate in the City of Chicago, County of Cook, and State of Illinois, described on Exhibit A attached hereto and hereby made a part hereof, together with all buildings and improvements located thereon and all easements appurtenant thereto.

It is intended by this conveyance that there shall be no merger of the interest of Grantee in the Premises conveyed hereby and the sixty per cent (60%) interest of the Grantee as Lessee under that certain Lease dated December 26, 1958, between the Prudential Insurance Company of America, as Lessor, and 2000 Corporation, an Illinois corporation, as Lessee, as amended, which interest has been assigned to Grantee by assignment of even date herewith. It is intended that these two interests shall remain separate and apart for all purposes.

Permanent Real Estate Index No. 17-03-213-001-0000

TO HAVE AND TO HOLD the said premises with the appurtenances, up to 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 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 98 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 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 of 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.

In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this
10th day of June, 1986

ATTEST:
(SEAL) Robert Wilney
Secretary

PAG, INC.
BY: Cheryl Dooly (SEAL)
President

Address of Property: 919 North Michigan Avenue
Chicago, Illinois 60611

PIN: 17-03-213-001-0000

This instrument prepared by: Robert M. Green, P.C.
Suite 600, 400 East Randolph Street
Chicago, Illinois 60601

86234119

NO TAXABLE CONSIDERATION by reason of Section 1004(e) of Chapter 120 of Illinois Revised Statutes, June 10, 1986

Robert M. Green
Robert M. Green

70-55-870 Da

70-55-870 Da

BOX 350

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

919 N. Michigan Ave.

Chicago, IL 60611

TO

LaSalle National Bank

TRUSTEE

UNOFFICIAL COPY

Mildred: Via Kipria

400 E. Parkborough #1600

Chicago, Ill. 60602

8027 AP -

BOX 333 - HV

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STATE OF ILLINOIS
 COUNTY OF COOK
 SS. ROBERT M. GREEN
 Notary Public in and for said County, in the State aforesaid, do hereby certify that
PAG, Inc., an Illinois corporation,
 is
 personally known to me to be the same person whose name
 subscribed to the foregoing instrument, appeared before me this day in person and acknowledged
 that he signed, sealed and delivered the said instrument as
 his free and voluntary act, for the uses and purposes therein set forth, including
 the release and waiver of the right of homestead, on behalf of grantor.
 GIVEN under my hand and notarial seal this
10th day of June A.D. 1986
Robert M. Green
 Notary Public.
 My commission expires Oct. 28, 1988

Property of Cook County Clerk's Office

EXHIBIT "A"

PARCEL ONE:

The North half of that certain tract of land described as follows:

Lots 23, to 31, both inclusive, in Allmendinger's Lake Shore Drive Addition to Chicago, a Subdivision of part of Block 13 in the Canal Trustees Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL TWO:

Easement for light, air and view for the benefit of Parcel One, in, over, above and across the following described area:

Commencing at a horizontal plane parallel to and 63 feet above Chicago City Datum and extending vertically upwards to the zenith beginning at a point on the South line of Parcel One, 62 feet East of the Westerly line of said Parcel One; thence South along a line parallel to and 62 feet East of the Westerly line of Lots 26 and 27 in Allmendinger's Lake Shore Drive Addition to Chicago aforesaid (said Westerly line of Lots 26 and 27 aforesaid being a continuation of the Westerly line of Parcel One extended South) a distance of 25 feet to a point in said Lot 26, thence East along a line parallel to the South line of Parcel One, a distance of 88 feet to a point in Lot 24 in said Allmendinger's Lake Shore Drive Addition to Chicago aforesaid, thence North along a line parallel to the Westerly line of Lots 26 and 27 aforesaid, a distance of 25 feet to the South line of Parcel One, thence West along the South line of Parcel One, a distance of 88 feet to the place of beginning as created by agreement between the Palmolive-Peet Company, a corporation of Delaware and the Chicago Title and Trust Company, a corporation of Illinois, as Trustee under trust agreement dated July 25, 1927 and known as trust No. 19104 dated March 31, 1928 and recorded April 30, 1928 as document 10005790 and also recorded on June 21, 1932 as document 11106014 and as continued and preserved by instrument dated December 26, 1958 and recorded December 26, 1958, as document 17413316, all in Cook County, Illinois.

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