

UNOFFICIAL COPY 86273179

This Indenture, made this 27th day of July 1978, between LaSalle 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 the 25th day of August, 1978, and known as Trust Number 10-23366-08 party of the first part, and Northwest National Bank of Chicago, as trustee under trust agreement dated 5-27-86 and known as Trust No. 10-079520-2 part Y of the second part.

(Address of Grantee(s): 3985 North Milwaukee Avenue, Chicago, IL 60641

12.00

Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100

Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said part Y of the second part, the following

described real estate, situated in Cook County, Illinois, to wit:

See legal description attached hereto and made a part hereof

Lots 157, 158, 159, 160 and 161 in Doty Brothers and Gordon's Addition to Montrose, being a Subdivision of Block 4 in James H. Rees' Subdivision of the Southwest Quarter of Section 10, Township 40 North, Range 13, East of the Third Principal Meridian (Except the right-of-way of the Chicago and Northwestern Railroad in that part included in Cook County, Illinois. 86273179

Subject to: See attached hereto and made a part hereof

together with the tenements and appurtenances thereunto belonging.

To Have And To Hold the same unto said part Y of the second part as aforesaid and to the proper use, benefit and behoof of said part Y of the second part forever.

Property Address: 4985 N. Elston Avenue, Chicago, IL 60630 (lots 157 & 158) (lot 159) (lot 160) (lot 161) J

Permanent Index Number: 13-10-312-071; 13-10-312-072; 13-10-312-073; and 13-10-312-074

See Exhibit C attached hereto and made a part hereof

COOK COUNTY, ILLINOIS DEED FOR RECORD

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,

Assistant Secretary

By Assistant Vice President

This instrument was prepared by: JAMES A. CLARK

LaSalle National Bank Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690

JAC/mf

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Common 70-57-130 D-30

State of Illinois
County of Cook

UNOFFICIAL COPY

SS:

Marla Framarin

a Notary Public in and for said County,

in the State aforesaid, **Do Hereby Certify** that

JAMES A. CLARK

Assistant Vice President of LaSalle National Bank, and

Rita Slimm Walter

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 2nd day of July A.D. 1986

Marla Framarin

Notary Public

My Commission Expires 4-28-90

Property of Cook County Clerk's Office

COOK
CC:140. 016
2 3 2 1 3 9

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL-2'88 DEPT. OF REVENUE
P.B. 11252 125.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL-2'88
P.B. 11427 125.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL-2'88
P.B. 11195 625.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL-2'88
P.B. 11195 625.00

Box No. _____

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee
To

BOX 888-HV

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Mail to:
Northwest Natl Bk
3985 No. Milwaukee ave
Chicago, Ill. 60644

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

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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 IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE TRUST AGREEMENT ABOVE MENTIONED.

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, bury, streets, highways or alleys and to vacate any subdivision or part thereof, and to recombine 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 as 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 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 estate, 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 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 require or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or such limitations, or words of similar import, in accordance with the statute in such cases made and provided.

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General taxes for the year 1985 and subsequent years; private, public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed as of May 27, 1986; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; encroachment of building over southeasterly line about 0.15 feet; and encroachment of building over northeasterly line approximately 0.71 feet. **86273179**

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