

87608942

UNOFFICIAL COPY

THIS INDENTURE, Made this 3 day of November 1987 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 4th day of April 1985, and known as Trust

Number 109614, party of the first part, and Bank of Ravenswood, as Trustee under the Trust Agreement dated November 2, 1987, and known as Trust Number 25-8912, party of the second part.

(Address of Grantee(s): 1825 W. Lawrence Avenue, Chicago, IL. 60640)

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: which is described in Exhibit A attached hereto and hereby incorporated herein by reference.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE PARTY OF THE SECOND PART NAMED HEREIN, "TRUSTEE." THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUSTEE ARE RECITED ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

together with the tenements and appurtenances thereunto belonging.

COOK COUNTY RECORDER
TRUSTEE TRAN 2255 11/12/87 11 17 00
#3984 # 11 * 87-608-142
COOK COUNTY RECORDER

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and

to the proper use, benefit and behoof of said party of the second part forever.
P.I. No.: 14-08-407-002-0000 #DO M
Address: 5053-55 N. Sheridan Rd., Chicago, IL. 60640
Subject To: General taxes for the year 1987 and subsequent years;
Agreement recorded on May 24, 1912 as Document No. 497447; Conditions contained in the Warranty Deed recorded on September 9, 1912 as Document No. 5039665; Case No. 82M167139 on a complaint filed October 8, 1982 by the City of Chicago; Lis Pendens Notice recorded October 9, 1984 as Document No. 27287265; Claims for liens filed by Whitehall Construction as Document Numbers 87286878 and 87264895.

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 first 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,

[Signature]
Assistant Secretary

By *[Signature]*
Assistant Vice President

This instrument was prepared by, and after recording return to:
Bridget O'Keefe

LaSalle National Bank Lord, Bissell & Brook
Real Estate Trust Department 115 S. LaSalle
135 S. La Salle Street Suite 2600
Chicago, Illinois 60606 Chicago, IL. 60603

87608942

87608942

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, Kathy Pacana a Notary Public in and for said County.

in the State aforesaid, DO HEREBY CERTIFY that Corinne Bek

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

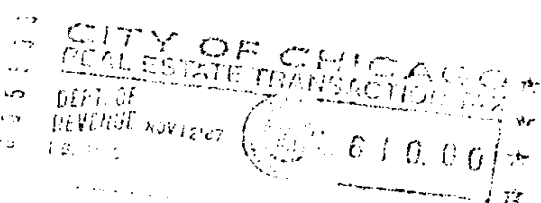
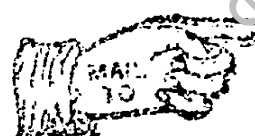
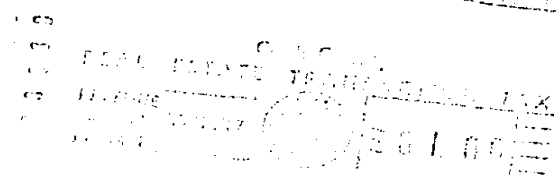
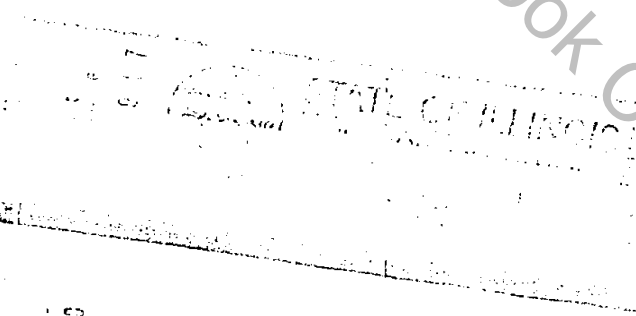
Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument 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 6th day of November A. D. 1987

Kathy Pacana
NOTARY PUBLIC

My Commission Expires on 6-11-88

87608942



Mail to
Phillip Grossman
8207 Skokie Blvd.
Skokie IL 60077

Box No.
TRUSTEE'S DEED

Address of Property
.....
.....

LaSalle National Bank
TRUSTEE
TO

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

UNOFFICIAL COPY

EXHIBIT A

Lot 2 in the Subdivision of the West 574 feet of Lot 1 of W.C. Goudy's East Subdivision of Block 5 of Argyle Subdivision of the East 1/2 of the South East Fractional Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

87608942

UNOFFICIAL COPY

EXHIBIT B

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, estate, 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 leases 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 consideration as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and 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 been 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

87608942

UNOFFICIAL COPY

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 an interest in the possession, 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 case made and provided.

87608942