

87614807

The above space for recorder's use only

THIS INDENTURE, made this 12th day of November, 19 87, between PALATINE NATIONAL BANK, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 2nd day of December, 19 86, and known as Trust Number 3523, party of the first part, and

PALATINE NATIONAL BANK, a National Banking Assn, as Trustee under the provisions of a Trust Agreement dated November 3, 1987 known as Trust No. 5240 party of the second part.

50 Brockway Drive, Palatine, Illinois 60067

WITNESSETH, that said party of the first, in consideration of the sum of TEN AND NO/100'S ----- DOLLARS,

and other good and valuable considerations in hand paid does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

AS PER RIDER ATTACHED Unit 7D and UGP15 IN ASTOR TOWER CONDO

DEPT-01 RECORDING \$12.00 TR222 TRAN 2702 11/16/87 15:07:00 #544 #3 *-87-414807 COOK COUNTY RECORDER

Property of Cook County Clerk's Office 87614807



together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 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 Asst Trust Officer and attested by President the day and year first above written.

PALATINE NATIONAL BANK, As Trustee as aforesaid,

THIS INSTRUMENT WAS FORWARDED BY [Signature] 11/12/87

By [Signature] Lawrence P. McDonnell, Asst Trust Officer Attest [Signature] Willis A. Glasgow, President

COUNTY OF COOK } ss. I, Kay M. Helmes, a Notary Public in and STATE OF ILLINOIS } for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

LAWRENCE P. McDONNELL, Asst Trust Officer and WILLIS A. GLASGOW, President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst Trust Officer and President respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said Asst Trust Officer did also then and there acknowledge that said Asst Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Asst Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

"OFFICIAL SEAL" Kay M. Helmes Notary Public, State of Illinois My Commission Expires 9/2/91

Given under my hand and Notarial Seal this 12th day of November, 19 87 [Signature] Kay M. Helmes Notary Public

DELIVERY Instructions Recorder's Office Box Number PALATINE NATIONAL BANK 50 Brockway E. Bank Lane Palatine, Illinois 60067 Unit 7D - 1300 Astor St OR 60060 IL 60610 For Information Only Insert Street Address of above Described Property Here

This space for affixing Rider and Revenue Stamps [Signature] 11/12/87 Date

87614807 Document Number



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EXHIBIT "A"

Unit 7D and UGPI5 in Astor Tower Condominium as delineated on the survey of the following described parcels of real estate (hereinafter collectively referred to as "Parcel"):

PARCEL 1:

The South 7.07 feet of Lot 3, all of Lots 4, 5 and 6 and that part of Lot 7 lying East of a line drawn 21 feet East of and parallel with the West line of said Lot 7 in the subdivision of Lots 9, 10 and 11 in Block 4 in Stone's Resubdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

PARCEL 2:

That part of East Goethe Street and North Astor Street described as follows:

Beginning at a point in the North line of East Goethe Street which is 23.5 feet East of the South West corner of Lot 7 aforesaid thence South at right angles to the North line of East Goethe Street a distance of 17.5 feet South of and parallel with the North line of East Goethe Street a distance of 102 feet; thence North at right angles to the last described course a distance of 12.5 feet; thence East at right angles to the last described course a distance of 17.83 feet to a line which is 17.25 feet Easterly of, measured at right angles to and parallel with the Westerly line of North Astor Street; thence Northerly on said parallel line a distance of 83 feet more or less to a point in a line which is 0.42 feet South of and parallel to the North line of the South 7.07 feet of Lot 3 aforesaid; thence West along said parallel line a distance of 17.45 feet to the Westerly line of North Astor Street; thence Southerly along the Westerly line of North Astor Street to the North line of East Goethe Street; thence West along the North line of East Goethe Street to the place of beginning in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium made by Brookham Corporation, a Corporation of Illinois recorded in the Office of the Recorder of Deeds, Cook County, Illinois, on September 14, 1979 as Document 25146808 as amended by instrument recorded October 22, 1979 as Document 25203725 together with its undivided percentage interest in the common elements.

1300 North Astor Street
Unit 7D
Chicago, Illinois 60610

17-03-106-028-1008 - 7D
17-03-106-028-1089 - UGPI5

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RIDER attached to Trustee's Deed dated November 12, 1987 from 7
PALATINE NATIONAL BANK, as Trustee under the provisions of a deed or
deeds in trust, duly recorded and delivered to said company in pursuance
of a Trust Agreement dated the 2nd day of December, 1986
and known as Trust Number 3523 to PALATINE NATIONAL BANK
as Trustee under Trust Agreement dated November 3, 1987 and known as Trust
Number 5240.

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 AS FOLLOWS:

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said
trust agreement aforesaid.

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 or on any terms, to convey either with or without consider-
ation, 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 premises 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of
any single lease 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 rentals, to partition or to exchange said property, or any part thereof,
for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest
in or about or encumbrance 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 obligated 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 con-
veyance, 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
trust, 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 so interest in the earnings, avails and proceeds thereof as a or said.

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.

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Clerk's Office