

UNOFFICIAL COPY 87655670

This Indenture Witnesseth, That the Grantor: ELL BUILDING CORPORATION, an Illinois Corporation

of the County of \_\_\_\_\_ and the State of \_\_\_\_\_ for and in consideration of TEN (\$10.00) Dollars.

and other good and valuable consideration in hand paid, Convey S and Warrant S unto LaSalle National Bank, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 9th day of October 19 87 known as Trust Number 112740

the following described real estate in the County of Cook and State of Illinois, to-wit which is described on EXHIBIT A which is attached hereto and made a part hereof by this reference.

87655670

Prepared By: Jane C. Kaminski, GORDON & GLICKSON, P.C., 444 N. Michigan, Chicago, Illinois
Property Address: 4159-4163 Butterfield Road, Hillside, Illinois
Permanent Real Estate Index No. See 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 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 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 praesenti 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 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 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 has caused hereto set hand and seal this \_\_\_\_\_ day

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 1st day of Dec, 1987. ELL BUILDING CORPORATION, an Illinois Corporation
Attest: (SEAL) Patricia Litt, Secretary By: Ron Litt, President (SEAL)

Rev. Stamps affixed to Doc # 3673709

Property of Cook County, Illinois

Returned to: M. Carver & Walsh 134 N. LaSalle St. 600 Chicago, Illinois 60602

UNOFFICIAL COPY

Box 350

Deed in Trust  
Warranty Deed

Address of Property

4159-4163 Butterfield Road

Hillside, Illinois

To  
Lasalle National Bank  
Trustee

Lasalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60690

87655670

Form 4027 AP

DEPT-01 RECORDING \$14.00  
T#2222 TRAN 5597 12/11/87 11:51:00  
#553 # B \* -87-656670  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

44333025

\*President and Secretary of said Corporation pursuant to authority, given by the Board of Directors of said corporation as

Notary Public in and for said County, in the State aforesaid, do hereby certify that Ron Litt, personally known to me to be the President of ELL BUILDING CORPORATION and Patricia Litt personally known to me to be the Secretary of said Corporation  
personally known to me to be the same persons whose names are \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and deed of said Corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and seal this 11<sup>th</sup> day of Nov, A.D. 19 87  
Notary Public: \_\_\_\_\_  
*James C. Stennish*

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8 7 6 5 5 6 7 0

## EXHIBIT A

Lots 8, 9 and 10 (except that part taken for widening of Washington Boulevard) and all that part of Lots 11 and 12 and adjoining vacated alleys lying Westerly of a straight line, said line being the extension to the Southeast of the Westerly line of Lot 7 to its intersection with the South Line of Lot 12, extended East, also all of Lots 13, 14, 15 and half of the adjoining vacated alley, all in Block 4, also Lots 1, 2, 35 and 36, in Block 5, together with all of vacated Geneva Avenue lying between Blocks 4 and 5 in Thomas Rowan's Subdivision, described as lying North of the Northerly Line of the Chicago and Great Western Railway and Southerly of the Northerly Line of Lot 36 in Block 5 extended to the West Line of aforesaid Block 4 all in Thomas Rowan's Subdivision of Lots 1 to 6, 15 to 23, 32 to 37, and 42, 43, 48, 49, 50, 55, 57, together with vacated street between said Lots 2, 3 and 4, all in J. H. Whiteside and Company's Madison Street Addition, in Section 8, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Cook County Clerk's Office

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8 7 6 5 5 5 7 0

## EXHIBIT A (continued)

Subject to the following:

- (a) covenants, conditions and restrictions of record;
- (b) private, public and utility easements and roads and highways, if any;
- (c) party wall rights and agreements, if any;
- (d) existing leases and tenancies;
- (e) general taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1987.

Permanent Real Estate Index Nos.:

15-08-420-001, Vol. 159-104 9, 9, 10  
15-08-420-028, Vol. 159-104 11, 12  
15-08-420-011, Vol. 159-104 13  
15-08-420-012, Vol. 159-104 14  
15-08-420-013, Vol. 159-104 15  
15-08-419-010, Vol. 159-104 2  
15-08-419-011, Vol. 159-104 1  
15-08-419-012, Vol. 159-104 3  
15-08-419-013, Vol. 159-104 35

HCO

WN.

GEO

Commonly Known As Address:

4159-4163 Butterfield Road,  
Hillside, Illinois

87655670