

JWL:vh

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77018234

This Indenture Witnesseth That the Grantor

L. A. MUELLER, a never married woman

8 7 0 1 3 2 5 4

of the County of Cook and the State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars

Quit-Claims and other good and valuable consideration in hand paid, Convey 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 15th day of January 19 84 known as Trust Number 107508, the following described real estate in the County of Cook and State of Illinois, to-wit:

which is legally described on the Rider attached hereto and hereby incorporated herein by reference.

87018234

DCFT-01

\$16.25

TR#1111 TRAN 0029 01/12/87 09:21:00

#0408 # C * -87-018234

COOK COUNTY RECORDER

Property

Exempt under provisions of Par E Section 4 Real Estate Transfer Tax Act of 1987. Prepared By: Joseph W. Lang-Vice President, LaSalle National Bank, 135 South LaSalle St. Chicago, Illinois. Property Address: Unit 305, 345 N. Canal Street, Chicago, Illinois. Permanent Real Estate Index No. 17-09-306-011-1004

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 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 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 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 the grantor 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 her hand and seal this 30th day of December 19 86

Chester Przybylo MAIL TO 5339 N. Milwaukee Chicago, IL 60630

1625

87-018234

Deed In Trust
Warranty Deed

Address of Property

To
Lasalle National Bank
Trustees

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Lasalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

Property of Cook County Clerk's Office

43281048

State of Illinois
County of Cook
s.s. Kathy Pacana
Notary Public in and for said County, in the State aforesaid, do hereby certify that
L. A. Mueller, a never married woman
personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that
she signed, sealed and delivered the said instrument as her free and voluntary act
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 30th day of December A.D. 19 86
Kathy Pacana
Notary Public.
My Commission Expires 6/11/88

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EXHIBIT A

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Unit Number 305, in Fulton House Condominium as delineated on a survey of the following described real estate:

Parcel 1:

A parcel of land comprised of Wharfing Lots 3 and 4 in Block J in Original Town of Chicago, a Subdivision of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with that part of the lands East of and adjoining said Lots lying West of the North branch of the Chicago River; which parcel of land is bounded and described as follows:

Beginning at the South West corner of said Wharfing Lot 4, and running thence North along the West line of said Wharfing Lots 4 and 3, a distance of 120 feet to the North West corner of said Wharfing Lot 3; thence Eastwardly along the Northerly line of said Wharfing Lot 3, and along an Eastward extension of said Northerly line, a distance of 68.87 feet to the Easterly face of the wooden dock, as now constructed, on the Westerly side of the North Branch of the Chicago River; thence Southwardly along the Easterly face of said wooden dock, as now constructed, a distance of 121.72 feet to an intersection with an Eastward extension of the Southerly line of said Wharfing Lot 4; and thence Westwardly along said extended line and along said Southerly line of Wharfing Lot 4, a distance of 83.95 feet to the point of beginning, and

Parcel 2:

A parcel of land, 40 feet wide, comprised of that part of the North 1/2 of vacated Carroll Avenue (80 feet wide) lying South of and adjoining the Southerly line of Wharfing Lot 4 in Block J in Original Town of Chicago, a Subdivision in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and lying South of and adjoining the Southerly line of the lands East of and adjoining said Lot 4 lying West of the North branch of the Chicago River, which parcel of land is bounded and described as follows:

Beginning at the south West corner of said Wharfing Lot 4 in Block J aforesaid, and running thence Eastwardly along the Southerly line of said Wharfing Lot 4, and along an Eastward extension of said Southerly line, a distance of 83.95 feet to the Easterly face of the wooden dock, as now constructed, on the Westerly side of the North

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

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EXHIBIT A
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branch of the Chicago River; thence Southwardly along the Easterly face of said wooden dock, as now constructed, a distance of 40.62 feet to an intersection with the Eastward extension of the Southerly line of the Northerly 1/2 of said vacated Carroll Avenue; thence Westwardly along said extended line and along said Southerly line of the Northerly 1/2 of vacated Carroll Avenue a distance of 88.98 feet to an intersection with the Southward extension of the West line of said Wharfing Lot 4; and thence North along said extended line a distance of 40.05 feet to the point of beginning, and,

Parcel 3:

The North three feet of the South 1/2 of vacated West Carroll Avenue lying North of and adjoining Original Water Lot or Wharfing Lot 1, in Block "K" in the Original Town of Chicago, the West boundary being the West line of said Block K extended Northerly (being also the East line of North Canal Street) and the East boundary being the Easterly face of the present dock line on the West bank of the North branch of the Chicago River in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and,

Parcel 4:

A tract of land comprising a part of the South 1/2 of vacated West Carroll Avenue lying North of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid, a distance of 64.36 feet to the point of beginning; thence South 07 degrees 55 minutes 40 seconds West, a distance of 3.68 feet; thence South 87 degrees 04 minutes 20 seconds East, a distance of 25.65 feet to the line of the Easterly face of the present wood dock on the West bank of the North branch of the Chicago River; thence North 07 degrees 04 minutes 28 seconds West along said dock line; a distance of 3.74 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue

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11/11/2014

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EXHIBIT A
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aforsaid; thence North 87 degrees 04 minutes 20 seconds West along the last described line, a distance of 25.00 feet to the point of beginning containing 93.2 square feet more or less, and,

Parcel 5:

A tract of land comprising a part of Original Water Lot or Wharfing Lot 1, in Block K, in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Beginning at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 00 degrees 00 minutes 00 seconds West along the East line of North Canal Street, a distance of 47.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 16.10 feet to a point of curve; thence Easterly and Southerly along the arc of a circle (convex North East radius 11.00 feet, chord South 48 degrees 32 minutes 14 seconds East, 14.58 feet) a distance of 15.94 feet to a point of tangency; thence North 07 degrees 04 minutes 28 seconds West, a distance of 56.05 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforsaid; thence North 87 degrees 04 minutes 20 seconds West along the last described line, a distance of 20.25 feet to the point of beginning containing 1085.8 square feet; more or less, and,

Parcel 6:

All that part of the property and space lying above a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

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EXHIBIT A

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Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of vacated West Carroll Avenue aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 degrees 04 minutes 28 seconds East, a distance of 70.02 feet; thence North 82 degrees 55 minutes 32 seconds East, a distance of 60.16 feet; thence North 07 degrees 04 minutes 28 seconds West, a distance of 55.67 feet; thence North 87 degrees 04 minutes 20 seconds West, a distance of 17.53 feet; thence North 02 degrees 55 minutes 40 seconds East, a distance of 3.68 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid; thence North 87 degrees 04 minutes 20 seconds West, a distance of 44.21 feet to the point of beginning containing 3830.0 square feet more or less which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 25895835; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 7:

Easement for ingress and egress for the benefit of parcels 1 to 6 as declared in Declaration of Easements and Covenants dated June 1, 1981 and recorded June 5, 1981 as document 25835761, and as created by Deed from La Salle National Bank, a national banking association, as Trustee under Trust Number 100819 to Eleanor Daul dated February 5, 1982 and recorded February 17, 1982 as document 16146160 over and across all that part of the property and space lying below a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Street lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

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Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Street; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of vacated Carroll Street aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 degrees 04 minutes 28 seconds East, a distance of 70.02 feet; thence North 82 degrees 55 minutes 32 seconds East, a distance of 60.16 feet; thence North 07 degrees 04 minutes 28 seconds West, a distance of 55.67 feet; thence North 87 degrees 04 minutes 20 seconds West, a distance of 17.53 feet; thence North 02 degrees 55 minutes 40 seconds East, a distance of 3.68 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Street aforesaid; thence North 87 degrees 04 minutes 20 seconds West, a distance of 44.21 feet to the point of beginning.

Permanent Index No.: 17-09-306-011-1004

Address:

345 N. Canal St.
Chicago, IL

Unit #305

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4/10/2014