

TRUSTEE'S DEED The above space for recorder's use only

UNOFFICIAL COPY

This space for revenue stamps

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 1st day of May 1983, AND known as Trust Number 42226, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under Trust Agreement dated the 17th day of August, 1988 and known as Trust No. 106247-08, of (Address of Grantee) 33 North LaSalle Street, Chicago, Illinois 60602 the following described real estate in Cook County, Illinois:

See Exhibit "A" attached hereto and made a part hereof.

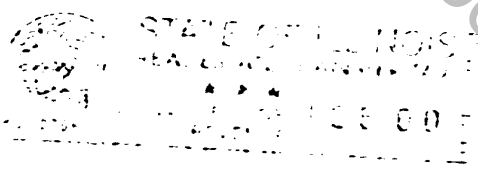
Subject to: See Exhibit "B" attached hereto and made a part hereof.

Address of Property: 1300 Sir Galahad Mt. Prospect, Illinois

REAL ESTATE TRANSACTION TAX RECEIPT STAMP 125 00

Permanent Index Number: 08-14-491-142-0000

This document was prepared by: Martin K. Blonder ROSENTHAL AND SCHANFIELD 55 East Monroe Street, Suite 4620 Chicago, Illinois 60603



ALL OF THE TERMS AND PROVISIONS CONTAINED ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF; AND THE GRANTOR TRUSTEE IS EMPOWERED BY ITS TRUST AGREEMENT TO MAKE THIS CONVEYANCE TO THE GRANTEE TRUSTEE.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 30th day of August, 1988.

HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally.

BY: [Signature] Vice President ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS, ) COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, persons known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, signed and 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 Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's 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 30th day of August, 1988

[Signature] NOTARY PUBLIC

"OFFICIAL SEAL" Catherine Murphy Notary Public, State of Illinois My Commission Expires 3-6-92

DELIVERY

Name American National Bank Street 23 N. LaSalle City Chicago, Illinois 60602 Mt. Prospect

FOR-INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE 1300 Sir Galahad Mt. Prospect, Illinois

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 221

This instrument was prepared by

Catherine Murphy HARRIS TRUST AND SAVINGS BANK 111 East Monroe Street Chicago, Illinois 60603

662 250

DOCUMENT NUMBER

-88-453063

# UNOFFICIAL COPY

88453063

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 present 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 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 this 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 predecessors 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 case 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.

RECORDED IN BOOK 0004  
INDEXED IN RECORDS # 5527  
#7355 \* 88-453063  
TIN 444 TRS 645 10/05/88 13 12:00  
914.2  
-88-453063

14<sup>00</sup> MAIL

PARCEL 1:

THE NORTHERLY 49.71 FEET, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF, OF A TRACT OF LAND BEING THAT PART OF LOT 1 IN KENROY'S HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF A WEST LINE OF SAID LOT 1 (BEING THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, AFORESAID) WITH A NORTH LINE OF SAID LOT 1 (BEING THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH-WEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14); THENCE SOUTH 38 DEGREES 59 MINUTES 01 SECONDS WEST ALONG SAID NORTH LINE OF SAID LOT 1, 612.04 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 59 SECONDS EAST 19.05 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 13 DEGREES 01 MINUTES 00 SECONDS EAST, 142.79 FEET; THENCE SOUTH 76 DEGREES 59 MINUTES 00 SECONDS WEST, 52.75 FEET; THENCE NORTH 13 DEGREES 01 MINUTES 00 SECONDS WEST, 142.79 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 00 SECONDS EAST, 52.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

Subject to the Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated November 30, 1977 and recorded January 10, 1978 as Document 24278196, as supplemented by Document 24445770, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their Heirs and Assigns, as Easements appurtenant to the premises hereby conveyed the Easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its Successors and Assigns, as Easements appurtenant to the remaining parcels described in said declaration, the Easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said Easements and the right of the Grantor to grant said Easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their Heirs, Successors and Assigns, covenant to be bound by the covenants and agreements in said Document set forth as Covenants running with the land.

EXHIBIT "A"

-88-453063

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SUBJECT TO:

1. General taxes for the year 1987 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof;
2. the rights of all persons claiming by, through or under Purchaser;
3. easements of record and party-walls and party-wall agreements, if any;
4. building, building line and use or occupancy restrictions, conditions and covenants of record, and building and zoning laws and ordinances;
5. roads, highways, streets and alleys, if any;
6. terms and conditions of the Annexation and Planned Unit Development documents applicable to the Premises;
7. rights of parties in possession under existing leases; and
8. Acts done or suffered by or judgment against Purchaser.

EXHIBIT "B"

**-88-453063**

UNOFFICIAL COPY

Property of Cook County Clerk's Office