

88464425

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This instrument, made this 13th day of October, A.D. 1988 between LaSalle 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 the 1st day of March, 1984, and known as Trust Number 107701, party of the first part, and LaSalle National Bank, a national banking association as trustee under Trust Agreement dtd. 9/7/88 and known as Trust 113495.

(Address of Grantee(s): 135 S. LaSalle St. Chicago, Il

14.00

Witnesseth, that said party of the first part, in consideration of the sum of TEN AND NO/100THS 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXEMPT UNDER PROVISIONS OF PARAGRAPH SEC. 200. 1-2 (B-6) OR PARAGRAPH SEC. 200. 1-4 (B) OF THE CHICAGO TRANSFER TAX ORDINANCE.

BUYER, SELLER OR REP.

together with the tenements and appurtenances thereunto belonging.

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.

Property Address: 900 N. Michigan Ave., Chicago, Illinois

Permanent Real Estate Index Number: See Exhibit "B" attached hereto and made a part hereof

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 recited on the reverse side hereof and incorporated herein by reference.

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 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 Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Bank as Trustee as aforesaid,

Assistant Secretary

By Vice President

This instrument was prepared by: Kathy Pacana

LaSalle National Bank Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690

Box 15 771 243199 MLK D.I. 7183373

Exempt under provisions of Paragraph 1-2 (B-6) or Paragraph 1-4 (B) of the Chicago Transfer Tax Act. Date 10/17/88 Buyer, Seller or Representative

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Date Recd. 15

## TRUSTEES DEED

Address of Property

LaSalle National Bank

Trustee To

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60600

1988 OCT -7 PM 2:31

Property 846425

2100B  
JAN 21 1989

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 make any act of said trustee, or be obliged 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 premises 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 instrument 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 instrument and in said trust agreement; and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease, mortgage or other instrument, and (d) if the conveyance is made to a trustee or successor in trust that such successor or successor in trust have been duly appointed and are fully vested with all the title, powers, rights, powers, authorities, duties and obligations of the trustee, his or their predecessor in trust.

Said trustee, and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, dividends, interest, and such other income or proceeds of said real estate, and such income or proceeds shall be held in trust for the earnings, dividends, interest, and such other income or proceeds of said real estate, in or to said real estate as such, but only an interest in the earnings, dividends, interest, and such other income or proceeds of said real estate as aforesaid.

If the use 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 use 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.

88464425

Given under my hand and Notarial Seal this 7th day of October A.D. 19 88

My Commission Expires: 6/1/88

**"OFFICIAL SEAL"**  
Kathy Pacana  
Notary Public, State of Illinois  
My Commission Expires June 11, 1992

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Secretary, 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.

\_\_\_\_\_  
Joseph W. Lantz  
Notary Public in and for said County, State of Illinois

\_\_\_\_\_  
Rosemary Collins  
Vice President of LaSalle National Bank, and

State of Illinois  
County of Cook  
SS }

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## EXHIBIT A - LEGAL DESCRIPTION

PARCEL ONE: (The property lying East of North Ernst Court)

That part of Block 13, and the accretions thereto, in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, lying West of the West line of North Michigan Avenue, South of the South line of East Walton Street, North of the North line of East Delaware Place, and East of the East line of North Ernst Court, except that part of said Block 13 lying South of the South line of Lot 5 in said Block 13 of Canal Trustees' Subdivision and West of a line which intersects (i) the North line of East Delaware Place at a point 129 feet East of the East line of North Ernst Court, and (ii) the South line of Lot 5 in said Block 13 of Canal Trustees' Subdivision at a point 43.01 feet East of the Southwest corner of the East 1/2 of Lot 5 in said Block 13 of Canal Trustees' Subdivision and also except the West 1/2 of the South 1/2 of Lot 5 in said Block 13 of Canal Trustees' Subdivision, in Cook County, Illinois.

PARCEL TWO: (The property lying West of North Ernst Court)

That part of Block 13 in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the East line of North Rush Street, West of the West line of North Ernst Court, North of the North line of East Delaware Place, and South of the South line of East Walton Street, except for the following described property: The Westerly 125 feet of Lots 7 and 12 (as measured along the North and South lines thereof) in the Subdivision of said Block 13 in Cook County, Illinois.

PARCEL THREE: (The property lying West of North Ernst Court)

The Westerly 125 feet of Lots 7 and 12 (as measured along the North and South lines thereof) in the Subdivision of Block 13 in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL FOUR: (North Ernst Court Air Rights)

That part of North Ernst Court in Block 13 in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, lying Northerly of a line perpendicular to the Easterly line of North Ernst Court at a point 158.63 feet Southerly of the intersection of said Easterly line with the South line of East Walton Street, and lying above a horizontal plane 44.42 feet above Chicago City Datum and below a horizontal plane 157.42 feet above Chicago City Datum, as vacated by an Ordinance recorded August 13, 1995 as Document 85-143,919; an Ordinance recorded July 18, 1986 as Document 86-303,472 and an Ordinance recorded September 12, 1986 Document 86-412,482, in Cook County, Illinois.

EXCEPT AND EXCLUDING all right, title and interest of Grantor in and to the buildings and improvements, or portions thereof, now or hereafter existing on or within the Real Estate; provided, however, that Grantor's right, title and interest in the buildings and improvements now or hereafter located on or within the Real Estate is subject to the terms of that certain Ground Lease of even date herewith, a memorandum of which will be recorded in the Office of the Recorder of Deeds of Cook County, Illinois immediately following the recording of this Deed, and shall terminate on the expiration, or sooner termination, of such Ground Lease. From and after the date of any such termination, title to all buildings and improvements, or portions thereof, as are then remaining on or within the Real Estate shall automatically be vested in the Grantee without further action on the part of Grantor or any other person or entity.

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Property of Cook County Clerk's Office

0499752

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Permanent Tax Numbers:

17-03-212-004	Affects Lot	1	17-03-210-004	Affects Lot	2
17-03-212-003	Affects Lot	1	17-03-210-003	Affects Lot	3
17-03-212-001	Affects Lot	1	17-03-210-002	Affects Lot	3
17-03-212-002	Affects Lot	1	17-03-210-014	Affects Lot	2
17-03-211-006	Affects Lot	1	17-03-210-013	Affects Lot	2
17-03-211-007	Affects Lot	1	17-03-210-011	Affects Lot	2
17-03-211-005	Affects Lot	1	17-03-210-012	Affects Lot	2
17-03-211-003	Affects Lot	1	17-03-210-006	Affects Lot	2
17-03-211-004	Affects Lot	1	17-03-210-009	Affects Lot	2
17-03-211-010	Affects Lot	1	17-03-211-021	Affects part of Lot	4
17-03-211-002	Affects Lot	1	Part of Lot 4 is not yet being assessed.		
17-03-211-001	Affects Lot	1			
17-03-211-009	Affects Lot	1			
17-03-211-016	Affects Lot	1			
17-03-211-017	Affects Lot	1			
17-03-211-015	Affects Lot	1			
17-03-210-008	Affects Lot	2			
17-03-210-007	Affects Lot	2			
17-03-210-001	Affects Lot	2			

Address of Property: 900 North Michigan Avenue  
Chicago, Illinois

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