

TRUSTEE'S DEED

FORM 101 W'S B

THE ABOVE SPACE FOR RECORDERS USE ONLY

* FIRST COLONIAL TRUST COMPANY, successor to THIS INDENTURE, made this 7th day of October, 1988, between MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 11th day of September, 1978, and known as Trust Number 2895, party of the first part, and FIRST COLONIAL TRUST COMPANY, successor Trustee to MICHIGAN AVENUE NATIONAL BANK, under the provisions of a Trust Agreement dated October 7, 1988, and known as Trust No. 1-4792 whose address is: 30 North Michigan Ave., Chicago, Il.

part y of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) TEN DOLLARS AND NO/100-----dollars, 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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

UNIT NUMBER 3513 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962, AS DOCUMENT NUMBER 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, U/T NUMBER 17460, RECORDED MAY 7, 1962, AS DOCUMENT NUMBER 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT NUMBER 19341545, WHICH SURVEY IS ATTACHED AS EAST EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE U/T/A DATED APRIL 9, 1962 AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, IL., AS DOCUMENT NUMBER 22453315, TOGETHER WITH AN UNDIVIDED .14900 PERCENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM & SURVEY) IN COOK COUNTY, ILLINOIS. 17-10-400-012-1839

609609-09

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 unperfected as of 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.

FIRST COLONIAL TRUST COMPANY, successor to

Michigan Avenue National Bank as Trustee as aforesaid,

By

Nancy Rodighiero Assistant Secretary

STATE OF ILLINOIS COUNTY OF COOK

ss. John B. Murphy

Joyce A. Madren

A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that John B. Murphy, Vice-President of the Michigan Avenue National Bank, and Nancy Rodighiero, Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary 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 Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument in his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL

Joyce A. Madren

Notary Public, State of Illinois My Commission Expires 8/10/89

Given under my hand and Notarial Seal this 3rd day of November, 1988

Joyce A. Madren Notary Public

THIS INSTRUMENT WAS PREPARED BY FIRST COLONIAL TRUST COMPANY 30 NORTH MICHIGAN AVENUE CHICAGO, ILLINOIS

EXEMPT UNDER PROVISIONS OF SECTION 4 REAL ESTATE TAX ACT DATE 11/3/88 Nancy Rodighiero

NANCY RODIGHIERO Land Trust Officer

THIS SPACE FOR APPLICABLE HOUSING AND REVENUE STATUTES

609609-09

NAME STREET CITY INSTRUMENTS OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY UNIT #3513 at 400 E. Randolph St. Chicago, Il.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Property of Cook County Clerks Office

THIS INSTRUMENT WAS PREPARED BY
FIRST COLONIAL TRUST COMPANY
30 NORTH LAKE STREET
CHICAGO, ILL. 60602
BY NANCY RODIGHIERO

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part

This conveyance is made pursuant to direction and with authority to convey directly to the party of the second part named herein, "Trustee". The powers and authority conferred upon said Trustee are recited on Exhibit "A" attached hereto 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 given to secure the payment of money, and remaining undischarged as 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.

FIRST COLONIAL TRUST COMPANY, successor to
Michigan Avenue National Bank
as Trustee as aforesaid,
By John B. Murphy Vice President
Attest Nancy Rodighiero Assistant Secretary

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Joyce A. Madsen
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that
John B. Murphy * First Colonial Trust Company
Vice-President of the MICHIGAN AVENUE NATIONAL BANK, and
Nancy Rodighiero
Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument in their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, in connection with the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as the free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL
Joyce A. Madsen
Notary Public, State of Illinois
My Commission Expires 8/8/89

Given under my hand and Notarial Seal this 3rd day of November, 19 88
Joyce A. Madsen
Notary Public

DELIVERY INSTRUCTIONS
NAME Michigan Avenue National Bank
STREET 30 N. Michigan St. P.O. Box
CITY Chicago, Ill. 60602
OR
RECORDED'S OFFICE BOX NUMBER 503609

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit #3513 at 400 E. Randolph St.
Chicago, Ill.

THIS SPACE FOR APPOINTING RECORDS AND REVENUE STAMPS

EXEMPT UNDER PROVISIONS OF THE STATE REAL ESTATE TAX ACT
11/3/88
Nancy Rodighiero
DATE

88-503609

UNOFFICIAL COPY

EXHIBIT (A) 0 7 3 0 9

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 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 198 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 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.

Cook County Clerk's Office

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