

UNOFFICIAL COPY

THIS INDENTURE, made this 15th day of December, A. D. 19 88 between

LA SALLE 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 12th day of February 19 75, and known as Trust

Number 48590, party of the first part, and HARRIS TRUST AND SAVINGS BANK, not personally but solely as Trustee under Trust Agreement dated 7th day of November, 1988, and known as Trust No. 94306 part of the second part.

(Address of Grantee(s): 111 West Monroe Street Chicago, Illinois 60603)

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100

Dollars, (\$ 10.00-) and other good and valuable quit-claim 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.

Subject to:

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

Address of Property: 221-225 Stanley Road Elk Grove Village, Illinois

Permanent Index Number: 08-22-302-014, -015, -016, -017 and -018 (affects this and other property)

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.

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.

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

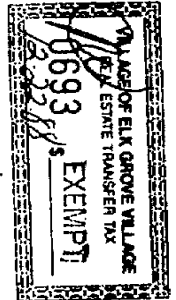
ATTEST:

LaSalle National Bank

as Trustee as aforesaid,

[Signature] Assistant Secretary

By [Signature] Assistant Vice President



51186064

88-592257

<p>This instrument was prepared by: Mr. Steven H. Blumenthal Rosenthal and Schanfield 55 East Monroe Street, Suite 4620 Chicago, Illinois 60603 After recording, please return to <u>BOX 78</u></p>	<p>La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690</p>
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STATE OF ILLINOIS
COUNTY OF COOK

ss:

Kathy Pacana

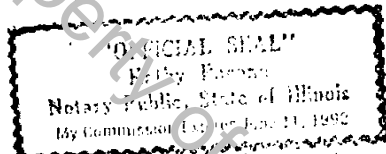
I, a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that.....JOSEPH W. LANG.....

~~Assistant~~ Vice President of LA SALLE NATIONAL BANK, andCorinne Bek.....

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

GIVEN under my hand and Notarial Seal this.....16th day of.....December..... A. D. 19.....88



NOTARY PUBLIC

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, high ways 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 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, 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 limited 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 waive and release 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.

-88-592257

Box No.
TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60690

8028 A AP (6-74)

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LEGAL DESCRIPTION

An undivided Seventy-five percent (75%) interest in and to the following described property:

Lot 5 in Gullo International Resubdivision in the West 1/2 of the Southwest 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office 88-592257

EXHIBIT "A"

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Subject to:

General Real Estate Taxes For the Year 1988 and subsequent years.

Easements for public utilities and drainage over, upon and under the East 10 feet and West 25 feet of the land as shown on the plat of subdivision.

Mortgage dated November 30, 1987 and recorded December 2, 1987 as Document Number 87-638202, made by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230, to HFC Commercial Realty, Inc., to secure an indebtedness of \$2,551,000.00.

Assignment of Leases and Rents dated November 30, 1987 and recorded December 2, 1987 as Document Number 87-638203, made by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230 and Bryson Properties XI, an Illinois limited partnership, to HFC Commercial Realty, Inc.

Security Interest of HFC Commercial Realty, Inc., under a financing statement executed by Harris Trust and Savings Bank, as Trustee, under Trust Agreement dated June 6, 1985 and known as Trust Number 43230, et. al., and filed as document number 87 U 31152.

Leasehold interest of the following named tenant under unrecorded Lease as disclosed by Assignment of Leases and Rents recorded as Document Number 87-638203:

Cupps of Chicago, Inc.

Existing unrecorded leases, if any.

Terms, powers, provisions and limitations of the Trust in which title is held.

-88-592257

EXHIBIT B

2-67
PAK

APR 11 1988 11:29:00 114.00
CITY OF CHICAGO
CLERK OF COUNTY CLERK'S OFFICE
88-592257
APR 10 1988 11:29:00

88592257

Handwritten initials