

UNOFFICIAL COPY

TRUSTEE'S DEED

88598751

(The above space for recorder's use only)

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 22nd day of April, 1987, AND known as Trust Number 43990, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to BANK OF RAVENSWOOD, a corporation of Illinois, as Trustee under Trust No. 35-9519

of (Address of Grantee)

the following described real estate in Cook County, Illinois:

Lots 136 and 137 in South Water Market, a Resubdivision in the North East Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1925, as Document 8993073 in Cook County, Illinois.

Commonly known as: 59-61 South Water Market, Chicago, IL

PIN # 17-20-227-028 (Lot 136)
17-20-227-029 (Lot 137)

Subject to: Existing Trust Deed recorded as Document No. 8726114 to secure a note for \$258,000.00; party wall rights, easements, covenants and restrictions of record, taxes for the year 1988 and subsequent years.

TAX MAP NO. 17-20-227-028
SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST

DATE 12/28/88 Lewis W. Schickstein BUYER, SELLER OR REP.

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 20th day of September, 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.

"OFFICIAL SEAL"
Dawn M. Lesniak
Notary Public, State of Illinois
My Commission Expires 11/13/91

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, personally appeared 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 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 15th day of Dec, 1988
Dawn M. Lesniak
NOTARY PUBLIC

DELIVER TO

Name Max Hill
Street 100 W. Monroe
City # 905
Chicago Illinois

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

INSTRUCTIONS OR 60603
RECORDER'S OFFICE BOX NUMBER

This instrument was prepared by

BOX 333 - GG

Dorling Murphy
HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
Chicago, Illinois 60600

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This space for recording in Cook County, Illinois
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
879.75
DOCUMENT NUMBER 88598751

OSC 8212

UNOFFICIAL COPY

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 redivide 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 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 his, 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 in any material, 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.

COOK COUNTY, ILLINOIS

1988 DEC 29 PM 2:03

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