

88004867

UNOFFICIAL COPY

This Indenture, made this 4th day of January, 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 May, 1984, and known as Trust Number 107983, party of the first part, and Harris Trust and Savings Bank, not

individually or personally but solely as Trustee under Trust Agreement dated December 31, 1987 and known as Trust No. 94019, party of the second part.

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

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 County, Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

Subject to: Case Number 87 C4467 pending in the United States District Court for the Northern District of Illinois Eastern Division; Case Number 86L17468 pending in the Circuit Court of Cook County, Illinois, County Department, Law Division.

Present under Real Estate Transfer Act of 1975, & Cook County Ord. 51104 Para. 10

Date 1/4/88 Sign James B. Theiss

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: 95th Street and Roberts Road

Permanent Real Estate Index Number: 23-11-201-002 23-11-201-003

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. SEE REVERSE SIDE HEREOF FOR FURTHER PROVISIONS.

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.

Assistant Secretary

Assistant Vice President

This instrument was prepared by and return to James Theiss Chapman and Cutler 111 W. Monroe St.

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

Chicago, ILL. 60603

Box 211

71 03 956 Accommodation DI

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Marla Framarin

a Notary Public in and for said County,

in the State aforesaid. Do Hereby Certify that

Sarah H. Webb

Assistant Vice President of LaSalle National Bank, and

Clifford Scott-Pudnick

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

4

day of

January

A.D. 19

88

My Commission Expires:

Notary Public

Marla Framarin

My Commission Expires April 28, 1990

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 praesenti 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 hereof 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 hereunder, (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 of 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 limitation," or words of similar import, in accordance with the statute in such cases made and provided.

This deed is an absolute conveyance, the party of the first part having sold said land to the party of the second part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the mortgage executed by LaSalle National Bank, as Trustee under Trust Agreement dated May 1, 1984 and known as Trust No. 107983, to Bank of Montreal dated September 19, 1985 recorded September 20, 1985 as Document No. 8519720, official records of Cook County, and the note(s) secured thereby.

Party of the first part declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantor(s) and grantee with respect to said land other than a settlement agreement and an agreement for deed in lieu of foreclosure pursuant to which this deed is issued.

88004867

Box No. _____

TRUSTEE'S DEED

Address of Property _____

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 JAN -5 PM 00

LaSalle National Bank Trustee To

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 1,322.29 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES 39 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 50.0 FEET TO A POINT ON THE WEST LINE OF A PUBLIC ROADWAY HERETOFORE DEDICATED AS ROBERTS ROAD ACCORDING TO DOCUMENT NO. 21384638, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 39 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 328.83 FEET; THENCE NORTH 48 DEGREES 32 MINUTES 24 SECONDS WEST 468.91 FEET; THENCE SOUTH 69 DEGREES 59 MINUTES 42 SECONDS WEST 102.34 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 18 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 256.47 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 775.29 FEET TO A POINT ON THE SOUTH LINE OF A PUBLIC ROADWAY HERETOFORE DEDICATED AS 95TH STREET ACCORDING TO DOCUMENT NOS. 12397978 AND 12698530; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROADWAY 680.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.0 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 50 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 78.50 FEET TO A POINT OF TANGENCY ON THE WESTERLY LINE OF SAID ROBERTS ROAD, ACCORDING TO DOCUMENT NO. 21384638; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE OF ROBERTS ROAD A DISTANCE OF 1,228.48 FEET TO THE PLACE OF BEGINNING; SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 21.485 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS ✓

Recorder's Office

88004867

PLAT ACT AFFIDAVIT

RCK/PlatAct

STATE OF ILL)
COUNTY OF COOK)

James R. Weiss, being duly sworn on oath, states that he resides at Wheaton, ILL.. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

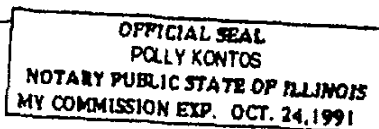
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, ILL., to accept the attached deed for recording.

James R. Weiss, attorney
By _____

Subscribed and sworn to before me this 4 day of January, 1988.

Polly Kontos
Notary Public



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Property of Cook County Clerk's Office

TABLE 10000000
2017-2018
PLEASE DO NOT REMOVE THIS TABLE FROM THE FILE