

QUIT CLAIM Deed In Trust

This space for recorder's use only.

Grantor(s), Rose M. Trulis, a spinster

of the County of Cook and State of, Illinois of the sum of ten Dollars (\$ 10.00)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 801 N. Clark Street, Chicago, Illinois 60610-3287, a national banking association, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of April 19 88, and known as Trust Number 28577

the following described real estate in the County of Cook and State of Illinois:

Lot 1 and the North 25 feet of Lot 2, also the West 50 feet of said Lot 2 (except therefrom the North 25 feet and the South 3.5 feet thereof) in Subdivision of Block 22 in Bushnells' Addition to Chicago, in the South East Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 111 W. Division Street - 1160-68 N. Clark St., Chicago, Illinois 60610

PIN: 17-04-405-006

SUBJECT TO: SEE "SUBJECT TO" CLAUSE ATTACHED HERETO BY RIDER AND EXPRESSLY MADE A PART HEREOF.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to divide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 lease 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 real estate, 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 real estate, or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument, at that time of the delivery hereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything that they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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; the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title a 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 case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefits 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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 5th day of April 19 88

Rose M. Trulis

State of Illinois } the undersigned, a Notary Public in and for said County, in the County of Cook } SS. State aforesaid, do hereby certify that

Rose M. Trulis, a spinster personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY: JEFFERSON STATE BANK 5301 W. LAWRENCE AVE. CHICAGO, ILLINOIS 60630

Given under my hand and Official Seal this 5th day of April 19 88 Notary Public, State of Illinois Sandra Steffens

Exempt under provisions of Paragraph of Paragraph... Sec. 2001 - 4 (b) of Chicago Transaction Tax Ordinance. 5-20-88 Date Buyer, Seller, Representative

RETURN TO: COSMOPOLITAN NATIONAL BANK OF CHICAGO COOK COUNTY RECORDER'S BOX NO. 226 801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287

111 W. Division Street and 1160 N. Clark St. Street address of above described property Chicago, Illinois 60610

Bot 199

UNOFFICIAL COPY

88217214

Property of Cook County Clerk's Office

OFFICE OF THE CLERK OF COOK COUNTY  
110 NORTH DEARBORN STREET  
CHICAGO, ILLINOIS 60602

# UNOFFICIAL COPY

## R I D E R

SUBJECT TO: First Mortgage lien of Jefferson State Bank in the aggregate amount of \$950,000.00 evidenced by Mortgage Modification, Confirmation and Extension of Prior Mortgage recorded as Document No. 87368101 and extended by Extension Agreement recorded as Document No. 88198938 evidences Modification and consolidation of: \$300,000.00 loan-mortgage recorded as Document No. 86431396 and \$600,000.00 loan-Trust Deed recorded as Document No. 27514934 and modified to \$650,000.00 by Modification Agreement recorded as Document No. 85202772 and extended by Extension Agreement recorded as Document No. 86200816.

AND SUBJECT TO: Lease dated 3/4/85 with Phyllandrew, Inc. Tenant, containing the Right of 1st Refusal.

DEPT-01 RECORDING \$12.00  
T#1111 TRAN 2955 05/20/88 14:06:00  
#7826 # A \* -88-217214  
COOK COUNTY RECORDER

12.00

88217214

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

00:01:00  
00:00:00  
00:00:00  
00:00:00

00:00:00