

89465084
UNOFFICIAL COPY

This instrument, made this 30th day of September, A.D. 19 89

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 25th day

of April, 19 88, and known as Trust Number 113206, party of the first part, and

AMERICAN NATIONAL BANK AND TRUST COMPANY OF Chicago, IL, party of the second part, CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1989 AND KNOWN AS TRUST NO. 109020-05

(Address of Grantee(s): 33 North LaSalle St. Chicago, IL

1300

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
173.50

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 COOK County, Illinois

PARCEL I: THE SOUTH 1/4 OF LOT 46 IN DIVISION 2 IN WESTFALL'S SUBDIVISION OF 208 ACRES AND THE EAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL II: See Exhibit A attached hereto.

SUBJECT TO: See Attached Exhibit A attached hereto and made a part hereof

REAL ESTATE TRANSACTION TAX
Cook County
1188.75

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: 7846 South Saginaw, Chicago, IL

Permanent Real Estate Index Number: 21-30-329-027-0000

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

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,

William H. Dillon
Assistant Secretary

[Signature]
By: Assistant Vice President

This instrument was prepared by:
William H. Dillon

89465084
LaSalle National Bank
Real Estate Trust Department
135 South LaSalle Street
Chicago, Illinois 60690

17-25-698
Dillon

SS:

I, Harriet Denisenicz a Notary Public in and for said County,
in the State aforesaid, **Do Hereby Certify** that Coriune Bek
Assistant Vice President of LaSalle National Bank, and William H. Dillon

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 27th day of September A.D. 19 89

My Commis. Expires:
Harriet Denisenicz
Notary Public, State of Illinois
My Commission Expires Oct. 30, 1991

Harriet Denisenicz
Notary Public

do hereby certify that 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, highway 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 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 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 limitations," or words of similar import, in accordance with the statute in such cases made and provided.

89465084

★ ★ ★ 0 4 3 7 4 4
★ ★ ★ CITY OF CHICAGO
★ ★ ★ REAL ESTATE TRANSACTION TAX ★ ★ ★
★ ★ ★ DEPT. OF REVENUE OCT 2-'89
★ ★ ★ PB. 11193 900.00 ★ ★ ★

★ ★ ★ 0 4 3 7 4 5
★ ★ ★ CITY OF CHICAGO
★ ★ ★ REAL ESTATE TRANSACTION TAX ★ ★ ★
★ ★ ★ DEPT. OF REVENUE OCT 2-'89
★ ★ ★ PB. 11193 40.00 ★ ★ ★

Box No. _____
TRUSTEE'S DEED
Address of Property
LaSalle National Bank
Trustee To
LaSalle National Bank
BOX 333 - GG
Mail To: **JAMES M SULZER**
20 N. Clark Street
Suite 808
Chicago Illinois 60601
LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

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EXHIBIT "A"

EXISTING LEASES AND TENANCIES
7846 South Saginaw Avenue
Chicago, Illinois

<u>Address</u>	<u>Apt.</u>	<u>Tenant</u>
7846 South Saginaw	1A	Marc Taylor
7846 South Saginaw	2A	Vacant
7846 South Saginaw	3A	Vacant
7846 South Saginaw	1B	La Verne Taylor
7846 South Saginaw	2B	Jeanette Caldwell
7846 South Saginaw	3B	Ruby Grier
7846 South Saginaw	1C	Vacant
7846 South Saginaw	2C	Vacant
7846 South Saginaw	3C	Vacant
7846 South Saginaw	1D	Vacant
7846 South Saginaw	2D	Vacant
7846 South Saginaw		
7846 South Saginaw	1E	Vacant
7846 South Saginaw	2E	Vacant
7846 South Saginaw	3E	Vacant
7846 South Saginaw	1F	Vacant
7846 South Saginaw	2F	Vacant
7846 South Saginaw	3F	Vacant

Subject to:

General taxes for 1989 and subsequent years; terms, powers, provisions and limitations of the trust under which title to said land is held; possible utility easement along the west line of the land as disclosed by utility lines on survey by StoneLake Survey Company, Ltd., dated September 20, 1989; rights of the adjoining owner or owners to the concurrent use of Easement Parcel II.

PARCEL II:

Easement for the benefit of Parcel I for pedestrian ingress and egress as created by Warranty Deed from Morgan L. Fitch and Marian L. Fitch to Harry Markam recorded August 29, 1925 as Document 9020220 over the North 4 feet of Lot 48 in Division 2 of Westfall's Subdivision aforesaid.

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