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WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

NR 90170

THIS INDENTURE WITNESSETH, That the Grantor Fred H. Mann, a bachelor

of the County of Dade and State of Florida for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 19th day of December 1986, known as Trust Number 1089436 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Unit 140, together with an undivided percentage interest in the common elements in the 201 East Walton Condominium as delineated and defined in the Declaration recorded as Document No. 26104230, and described as the following real estate:

Lots 38 to 41 in Allmendinger's Lake Shore Drive Addition to Chicago, being a subdivision of part of Block 13 in Canal Trustee's Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the matters disclosed on Exhibit A attached hereto and made a part hereof.

PERMANENT TAX NUMBER: 17-03-214-015-1080 VOLUME NUMBER: 496

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide 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, in leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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, expediency or advisability 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, but 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, for that with this indenture 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 thereto and pending upon all beneficiaries hereunder that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that all the covenants 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, in, on, out of, and from the same, and no beneficiary hereunder shall be liable for 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 case made and provided.

And the said grantor hereby expressly waives and release any and all right or benefit under and by virtue of, 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 fore said herunto set his hand and seal this 15th day of FEBRUARY 1989

(Seal) Fred H. Mann (Seal)
Fred H. Mann

(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:
David B. Sickle/Rudnick & Wolfe
203 North LaSalle Street
Chicago, Illinois 60601

Patricia L. Scott, Notary Public in and for said County, in County of COOK STATE OF ILLINOIS on JULY 24, 1989 at the place aforesaid, do hereby certify that Fred H. Mann, A BACHELOR is the person whose name is subscribed to the foregoing instrument and that he is duly qualified to execute and deliver the same for the purposes therein set forth, including the release and waiver of the right of homestead.

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 15th day of February 1989

Patricia L. Scott
Notary Public

Box 416 (D. Sickle)

Unit 1404, 201 E. Walton,
Chicago, Illinois 60611

For identification only, use of street address of above described property

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This space for Alliant Risks and Revenue Stamp

This instrument Number

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11/11/11

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 1988 (second installment only) and subsequent years.
2. Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document No. 26104230.
3. Easements for public utilities and drainage, ingress and egress as contained in the document recorded as number 26104230.
4. Leasehold interest of Keystone-Cole, Inc. under and by virtue of Lease demising a portion of the Common Elements of the condominium property established pursuant to the above Declaration of Condominium, and of all persons claiming thereunder, if any.
5. Leasehold interest of 201 East Walton Food Mart, Inc. under and by virtue of Lease demising a portion of the Common Elements of the condominium property established pursuant to the above Declaration of Condominium, and of all persons claiming thereunder, if any.
6. Encroachment of canvas canopy over and onto the sidewalk adjoining the subject property.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
22.00

COOK COUNTY NO. 010
202438
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
PR 10752 MAR 1 1989 DEPT. OF REVENUE
22.00

DEPT-11 \$13.00
T#1111 TRAN 5380 03/01/89 12:46:00
#0315 A *89-091392
COOK COUNTY RECORDER

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2025/01/14