

WITNESS: that the Grantor GETSCHOW GROUP, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN & NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, does hereby CONVEY and WARRANT unto LASALLE NATIONAL BANK, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 31st day of March, 1989 known as Trust Number 114185, the described real estate in the County of Cook and State of Illinois, to-wit:

Lot 8 and the West 1/2 of Lot 7 in Block 8 in Wolcott's Addition to Chicago, a subdivision in the East 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

having Permanent Tax Numbers: 17-09-255-019 & -020; and

commonly known as 431 North Dearborn Street, Chicago, IL 60610;

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TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes in said trust agreement set forth;

SUBJECT TO: covenants, conditions and restrictions of record; public utility easements; Agreement made by A. Rosa Elling and Louis M. Hamburger recorded September 4, 1981 as Document 1530498 for foundation wall between the East 1/2 and the West 1/2 of Lot 7 aforesaid; and general taxes for the year 1988 and subsequent years;

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 create 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 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 and right, title or interest in or about or easement appurtenant to said premises or any part hereof, 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 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 hereof 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 in 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 trust 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 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.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed hereto, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 1st day of April, 1989.

GETSCHOW GROUP, INC.

By: W. J. Taylor
W. J. Taylor, Its President

Attest: LaVerne M. Gotschow
LaVerne M. Gotschow, Its Secretary

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR-3-89
RD-11108



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UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and of the County and State aforesaid, do hereby certify that W. J. Taylor, personally known to me to be the President of Getachow Group, Inc., a Illinois Corporation, and LaVerne M. Getachow, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of April, 1989. Katherine Byers Notary Public

This instrument was prepared by: Stephen S. Mesquita, 84 W. Hubbard Street, Chicago, Illinois 60610.

Upon recording Mail to: Stephen S. Mesquita, 84 W. Hubbard Street, Chicago, Illinois 60610.

Send subsequent Tax Bills to: J.A. Friedman 84D, 84 W. Hubbard Street, Chicago, Illinois 60610.



Property of Cook County Clerk's Office

CCAC 018

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-4'89 DEPT. OF REVENUE 528.75

62875

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR-4'89 528.75

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