

89181339

UNOFFICIAL COPY

THIS INDENTURE Made this 28th day of April A. D. 1989 between LA SALLE 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 28th day of April 1971, and known as Trust Number 40041, party of the first part, and HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 94444 DTD 4/10/89 & NOT IND. party of the second part.

(Address of Grantee(s):

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 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, to wit:

LOTS 15, 16, 17 AND 18 IN BLOCK 10 IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 430 WEST ERIE STREET, CHICAGO, IL. P-1-N 17-09-124-013-0000 and 17-09-124-014-0000

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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. Subject, however to the exceptions listed on Exhibit A attached hereto

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION & WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS & AUTHORITIES CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

#1111 TRAN 1463 04/25/89 10:08:00 #42813 A *-89-18413339 COOK COUNTY RECORDER

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.

[Signature] Assistant Secretary

By [Signature] Assistant Vice President

<p>This instrument was prepared by: Gregory Whitehead Seyfarth, Shaw, Fairweather & Geraldson 55 E. Monroe Suite 4200, CHICAGO, IL 60603</p>	<p>La Salle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690</p>
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RETURN TO:

7-28-89

1300

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STATE OF ILLINOIS
COUNTY OF COOK

ss:

I, EVELYN F. MOORE

a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that

J. Let Steer

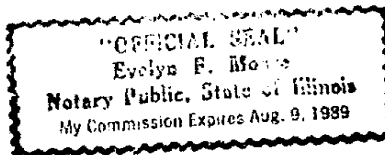
Rita Slimm Welter

Assistant Vice President of LA SALLE NATIONAL BANK, and

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 21st day of APRIL A. D. 19 89

Evelyn F. Moore
NOTARY PUBLIC



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 acquire, 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 present or in 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 premises 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 or expediency of any act of said trustee, or be obliged or privileged to use 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, 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 the trustee 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.

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Box No.
TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

LaSalle National Bank
135 South La Salle Street
CHICAGO, ILLINOIS 60699

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Property of Cook County

1. Real Estate Taxes for the second half of 1988 and subsequent years, not yet due and payable.
2. Possible encroachments of fire escape and ventilation duct into alley north of and adjoining the Property.
3. Unrecorded leases and tenancies.
4. Court Case No. 86 M1-408320, Circuit Court of Cook County, for building code violations.
5. Trust Deed in favor of Bank of Kewanee, dated September 19, 1986, recorded October 7, 1986 as Document 86462590.
6. Assignment of Rents in favor of Bank of Kewanee, dated September 19, 1986, recorded October 7, 1986 as Document 86462591.
7. Trust Deed in favor of Metropolitan Bank & Trust Co, dated December 14, 1988, recorded December 15, 1988 as Document 88578591.
8. Assignment of Rents in favor of Metropolitan Bank & Trust Co, dated December 14, 1988, recorded December 15, 1988 as Document 88578592.

EXCEPTIONS TO TITLE

EXHIBIT A