

UNOFFICIAL COPY

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This instrument, made this 20th day of April 1989 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 1st day of March 1984, and known as Trust Number 107701, party of the first part, and LaSalle National Bank, a national banking association as Trustee, part Y of the second part under Trust Agreement dated January 2, 1987 and known as Trust No. 111150

(Address of Grantee(s): 135 S. LaSalle Street, Chicago, Illinois

14.00

243199

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 Y of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

PROPERTY TAXES PAID FOR RECORD

1989 APR 10 PM 1:02

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together with the tenements and appurtenances thereunto belonging

To Have And To Hold the same unto said party Y of the second part as aforesaid and to the proper use, benefit and behoof of said party Y of the second part forever.

Property Address 900 N. Michigan Ave., Chicago, Illinois

Permanent Real Estate Index Numbers: See Exhibit A-1 attached hereto and made a part hereof

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.

Assistant Secretary

By Assistant Vice President

I hereby declare this Deed represents a transaction exempt under the provisions of SE, §4 of the Real Estate Transfer Tax Act, §200.1-2B6 of the Chicago Transaction Tax Ordinance, and §60, §74 of the Cook County Transaction Tax Ordinance. Dated: 5/10/89 Signed: [Signature]

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This instrument was prepared by <u>Lawrence Rosenblum, Esq., Katten Muchin &amp; Zavis,</u> 525 W. Monroe St., Suite 1600, Chicago, IL 60606	<b>LaSalle National Bank</b> Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60690
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Box 15

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State of Illinois  
County of Cook

SS:

Martha Ann Brookins

a Notary Public in and for said County.

Joseph W. Lang

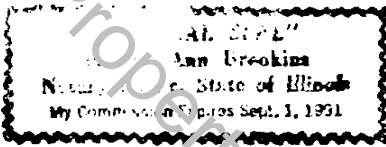
in the State aforesaid, Do Hereby Certify that

~~Assistant~~ Vice President of LaSalle National Bank, and Rosemary Collins

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 9th day of May A.D. 1989

Martha Ann Brookins  
Notary Public



TO HAVE AND TO HOLD the premises with the appurtenances, upon the trusts and for uses and purposes herein said in said trust agreement as follows:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof to erect, build, lease, improve or alter and to vest any sublease or part thereof, and to convey said premises or any part thereof as secured, 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 demise, to demise, to mortgage, pledge or otherwise encumber, and property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms, 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 up in any term 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 execute, 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 the 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; (b) that at the time of the delivery thereof the trust created by the indenture and by said trust agreement was in full force and effect; (c) that such conveyance or other instrument was executed in accordance with the trusts, conditions and intentions contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument; and (e) 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 predecessors 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, rents and proceeds arising from the sale or other disposition of said real estate and such trustee is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the real estate in trust, but only an interest in the earnings, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register 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 conditions," or "with intent to," or words of similar import, in accordance with the statute in such cases made and provided.

Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee  
To

LaSalle National Bank  
135 South LaSalle Street  
Chicago, Illinois 60690

89209930

EXHIBIT A

Legal Description of Hotel Parcel

Parcel 1:

Lot 5 in 900 North Michigan being a Resubdivision of the land, property and space of part of Block 13 and the accretions thereto in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

EXCEPT AND EXCLUDING, and specifically reserving to the party of the first part, all of those certain easements, privileges, rights of use, powers and all other benefits described in that certain Declaration of Covenants, Conditions, Restrictions and Easements dated April 20, 1989 by LaSalle National Bank as Trustee under Trust Agreement dated March 1, 1984 and known as Trust No. 107701 and LaSalle National Bank as Trustee under Trust Agreement dated September 1, 1988 and known as Trust No. 113495 (the "Declaration") and recorded MAY 9, 1989 as Document Number 89-208434 for the benefit of Lots 1, 2, 3, 6 and 7 in 900 North Michigan.

Parcel 2:

All of those certain easements, privileges, rights of use, powers and all other benefits described in the Declaration for the benefit of the aforesaid Parcel 1.

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PROPOSED COOK COUNTY Clerk's Office

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## EXHIBIT A-1

17-03-212-004

17-03-212-003

17-03-212-001

17-03-212-002

17-03-211-006

17-03-211-007

17-03-211-005

17-03-211-003

17-03-211-004

17-03-211-019

17-03-211-002

17-03-211-001

17-03-211-009

17-03-211-016

17-03-211-017

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