

This indenture, made this 28th day of June A.D. 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 18th day of January, 1977, and known as Trust Number 51980, party of the first part, and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 14, 1989 and known as Trust No. 108509-00 part Y of the second part.

(Address of Grantee(s)) 33 N. LaSalle Street, Chicago, Illinois 60602

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

The South 1/2 of Lot 4 and all of Lots 5, 6, 7, 8, 9, 10, 11 and 12 and the North 12 feet of Lot 13 in Thomas H. Hubbard's Subdivision of the East 1/2 of Block 91, in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Subject to the Exceptions to Title set forth on Exhibit A attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS
REC'D FOR RECORD

89296070

1989 JUN 28 11:45
together with the tenements and appurtenances thereto 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: 308-326 S. Wells Street
Chicago, Illinois

Permanent Real Estate Index Number: 17-16-228-011-0000; 17-16-228-017-0000;
17-16-228-012-0000

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,

Rosemary Collins
Assistant Secretary

By [Signature]
Assistant Vice President

This instrument was prepared by:
ROSEMARY COLLINS
Jar

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

7186085D3

See attached sheet for Revenue Stamps.

89296070

HARRIET DENISEWICZ

a Notary Public in and for said County,

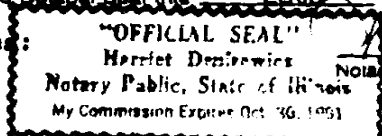
in the State aforesaid. Do Heroby Certify that CORINNE BEK

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 28th day of June A.D. 19 89

My Commission Expires:



Harriet Denisewicz
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 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 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 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 hereunder, (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 this trust 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.

Official
CITY OF CHICAGO
REVENUE JUNE 6 1989
#6750

0500580

Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee To
BOX 333 - GG

Maid To:
David S. Martin
Freeborn + Betena
Suite 1500
11 S. LaSalle St
Chicago IL 60603

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60610

UNOFFICIAL COPY

COOK COUNTY CLERK'S OFFICE
201733
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 '89 DEPT. OF REVENUE 900.00
RB. 10686

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201733
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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COOK COUNTY CLERK'S OFFICE
201740
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 '89 DEPT. OF REVENUE 900.00
RB. 10686

COOK COUNTY CLERK'S OFFICE
201741
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 '89 DEPT. OF REVENUE 900.00
RB. 10686

COOK COUNTY CLERK'S OFFICE
201742
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 '89 DEPT. OF REVENUE 900.00
RB. 10686

201737
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 29 '89 900.00
Pd. 11427

201738
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 29 '89 900.00
Pd. 11427

201739
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 29 '89 900.00
Pd. 11427

201740
Cook County
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Pd. 11427

201741
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Pd. 11427

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Property of Cook County Clerk's Office

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EXHIBIT A, 89296070

EXCEPTIONS TO TITLE

Title conveyed hereunder is subject to the following exceptions:

(i) Agreement for party walls made by and among William W. Cole and John W. Parmalee and Charles K. Parmalee, dated November 5, 1890 and recorded January 27, 1891 as document number 1409763;

(ii) Agreement made between Chicago Transit Authority, a municipal corporation of Illinois, and 209 W. Jackson Boulevard Corporation, dated June 30, 1948 and recorded February 16, 1961 as document number 18087483;

(iii) Easement from Chicago Transit Authority, a municipal corporation of Illinois, to Parking Services, Inc., an Illinois corporation, contained in the deed dated October 7, 1971 and recorded October 8, 1971 as document number 21662135;

(iv) Agreement by and between John G. Shortall and Henry L. Frank, dated July 6, 1886 and recorded May 23, 1887 as document number 832440;

(v) Agreement made by William W. Cole and wife and Adlai T. Ewing and wife, with James Clare, dated July 8, 1886 and recorded July 24, 1886 as document number 737971;

(vi) Agreement made by and among Adlai T. Ewing, John G. Shortall and Henry L. Frank, dated August 5, 1886 and recorded August 13, 1886 as document number 743386;

(vii) The unrecorded leases (the "Leases") described on Exhibit D attached hereto, and all rights thereunder of the lessees and of any person claiming by, through or under the lessees;

(viii) Encroachment of 7 story brick building over the west line by 0.03 feet as shown on survey made by Gramley & Biedermann, Inc., dated November 18, 1988 as order no. 883497 (the "Survey");

(ix) Encroachment of signs and auto sprinklers attached to 7 story brick building over the east line from about 1 foot to 14 feet as shown on the Survey;

(x) Interest of the City of Chicago to maintain city railway vault, with right of access thereto, as shown on the Survey;

(xi) Acts of Purchaser, Purchaser's Beneficiary (as hereafter defined), its or their affiliates or those claiming by, through or under Purchaser, Purchaser's Beneficiary or its or their affiliates;

(xii) Matters raised as exceptions to title and insured over by the title insurer; and

(xiii) General real estate taxes for the year 1988 (second installment only) and subsequent years.

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Property of Cook County Clerk's Office

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