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DEPT-01 - 11/19/90 114.25  
T84444 - 11/19/90 19138100  
88338 - 11/19/90 19138100  
CODE 11/19/90 19138100

(The above space for recorder use only)

THIS INDENTURE, made this 7th day of November, 1990, between FIRST CHICAGO TRUST COMPANY OF ILLINOIS, formerly known as Bank of Ravenswood, hereinafter referred to as First Chicago Trust Company of Illinois, an Illinois Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trust Company in pursuance of a trust agreement dated the 15th day of September, 1986, and known as Trust Number 25-8030, party of the first part and LaSalle National Trust, S.A. as Successor Trustee, as Trustee under Trust Agreement dated November 1, 1990 and known as Trust No. 115948 party of the second part

Address of Grantee(s): 135 South LaSalle Street, Chicago, IL 60603

WITNESSETH, that said party of the first part, in consideration of the sum of ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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(Permanent Index No.: 14 - 29 - 302 - 109 - 1035)

together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part

The terms and conditions on the reverse side hereof are hereby incorporated by reference and made a part hereof. This deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the trustee grantee named herein, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 ASST. Vice-President and attested by its Trust Officer, the day and year first above written.

FIRST CHICAGO TRUST COMPANY OF ILLINOIS  
As Trustee as Aforesaid

By: [Signature] ASST. VICE-PRESIDENT

Attest: [Signature] TRUST OFFICER

MAIL TO

NAME MORA & NETZKY, CHARTERED

ADDRESS 225 West Washington Street, Suite 1420

CITY AND STATE Chicago, Illinois 60606

OR RECORDER'S OFFICE BOX NO

ADDRESS OF PROPERTY:

2720E N. Southport n/k/a

2720E N. Southport, Chicago, IL 60614

THIS DOCUMENT WAS PREPARED AND DRAFTED BY

Eva H. G. I.

FIRST CHICAGO  
Trust Company of Illinois

1825 W. Lawrence Avenue  
Chicago, IL 60640



-90-553737

1425

Revenue stamps and riders affixed here.

This transaction is exempt from real estate transfer tax under Section 4(e) of the Real Estate Transfer Tax Act.

[Signature] Attorney

Document Number

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth:

Full power and authority is hereby granted to said Trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vary any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence on or before or after a future date, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and funding upon all laws in force, and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title, interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, assets 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 case made and provided.

STATE OF ILLINOIS  
COUNTY OF COOK

} ss.

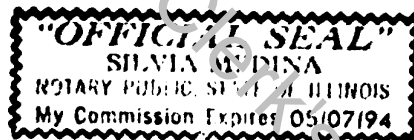
I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT

Martin Thomiszer

ASST. Vice President of the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, and Trust Officer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST. Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Trust Company, did affix the said corporate seal of said Trust Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 13th day of November 19 90

*Silvia Medina*  
Notary Public



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EXHIBIT A 3 3 3 / 3 /  
TO TRUSTEE'S DEED

## LEGAL DESCRIPTION OF UNIT

UNIT 2720F/2720B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88-248729 AS AMENDED FROM TIME TO TIME IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This deed is subject to: encroachments, if any; building lines, conditions and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act (the "Act") and the Chicago Municipal Code, Chapter 100.2, both as amended from time to time; non-delinquent general taxes for the year 1987 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; matters disclosed in the Property Report and amendments thereto, if any; acts done or suffered by, through or under PURCHASER; special city or county taxes or assessments, if any; and liens and other matters of title insured over by means of endorsement, if any; provided, however, any such encroachment, building line condition or restriction of record, or easement shall not materially adversely affect the intended use or marketability of title of the Purchased Unit.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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