

UNOFFICIAL COPY

THIS INDENTURE, made this 1st day of December A.D., 1989 between BOULEVARD BANK NATIONAL ASSOCIATION, a National Banking Association, of 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 25th day of November, 1958, and known as Trust Number 345, Party of the First Part and American National Bank & Trust Company as Trustee under a Trust Agreement dated the 30th day of November, 1989, and known as Trust Number 100018-03 Party of the Second Part. Address of Grantee(s): 33 N LaSalle Street, Chicago IL 60670

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 consideration in hand paid, does hereby convey and quitclaim unto said Party of the Second Part, the following described real property, situated in the County of Cook, State of Illinois, to wit:

Lot 17 and the South 40 feet of Lot 18 in Block 18 in Bushnell's Addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PIN No 17-04-413-010

00041517

Commonly known as: 1100 North Dearborn Chicago, Illinois

together with the tenements and appurtenances therunto belonging,

Permanent Real Estate Ind. Number(s): 17-04-413-010

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 TO:

This conveyance is made pursuant to action 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 property 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 to by its Assistant Trust Officer, the day and year first above written.

ATTEST:

Assistant Trust Officer (Signature)

BOULEVARD BANK NATIONAL ASSOCIATION as Trustee as aforesaid,

By: Assistant Vice President (Signature)

STATE OF ILLINOIS) COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Beresoff, Assistant Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, and Charles A. Vite, Assistant Trust Officer 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 Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 that the said Assistant Trust Officer did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the 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.

OFFICIAL SEAL Margaret M. Vite Notary Public, State of Illinois My Commission Expires 7/15/92

GIVEN under my hand and Notarial Seal this 24th day of January A.D., 1990

Notary Public (Signature)

My Commission Expires:

This Instrument Was Prepared By:

ALEX J. BERESOFF 400-410 North Michigan Avenue Chicago, Illinois 60611

AFTER RECORDING MAIL THIS DEED TO:

American National Bank & Trust Co. of CHICAGO Box 221

Vertical text on right margin: Susan Adams, 1/25/90, REAL ESTATE BROKER & GUY

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Full power and authority is hereby granted to said Trust Grantee to improve, manage, protect and subdivide said real property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real 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 real property 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 Trust Grantee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real property, or any part thereof, to lease said real property, or any part thereof, from time to time, in possession or reversion, by lease 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 lease 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 or 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 real 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 real property or any part thereof, and to deal with said real 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 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 Trust Grantee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trust Grantee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or to be obliged to inquire into the authority, necessity or expediency of any act of said Trust Grantee, 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 Trust Grantee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trust Grantee, or any successor in trust, was fully 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.

This conveyance is made upon the express understanding and condition that neither said Trust Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real property or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only be in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trust Grantee the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property 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.

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BOULEVARD BANK NATIONAL ASSOCIATION
400-410 NORTH MICHIGAN AVENUE
CHICAGO, ILLINOIS 60611

DEPT-01 \$13.00
T61111 TRAN 6528 01/25/90 14:47:00
#4814 # A *-90-04 1517
COOK COUNTY RECORDER

OFFICIAL SEAL
Margaret M. Vint
Notary Public State of Illinois
My Commission Expires 11/29/95

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