

NB D

DEED IN TRUST

Sallen

THIS INDENTURE WITNESSETH, That the Grantors Donald W./And Sylvia M. Sallen

of the County of Cook, State of Illinois for and in consideration of Ten and no/100-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation,

as Trustee under the provisions of a trust agreement dated the First day of December, 1989, known as Trust Number 1114-CH the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description attached as Exhibit A

Subject to: public and utility easements if any; general taxes not due or payable on the closing date; and the lease with ETM Studios, Inc., dated April 1, 1988.

Common Address: 130 S. Morgan, Chicago, Illinois 60607
Permanent Property Tax Identification Number 17-17-211-018/019/020/021/023

14.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, in 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 future, 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 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 thereto and binding upon all beneficiaries thereunder, (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 his, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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," "upon condition," "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S. hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. and said his wife hereunder set their hand S. and seal S. this 4th day of January 1990

Donald W. Sallen (Seal) Sylvia M. Sallen (Seal)

After recording this instrument should be returned to NBD Trust Company of Illinois

This instrument was prepared by: Berliner and Krasnow Two First National Plaza, 600 Chicago, IL 60603

Box 333

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP 750.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 750.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 750.00

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72-23-027D-0 Curtis 207

UNOFFICIAL COPY

State of Illinois

County of Cook

I, Darlene L. Dulewski, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Donald W. and Sylvia M. Sallen

personally known to me to be the same person as whose name s are

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

they signed, sealed and delivered the said instrument as their free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of the right of homestead.

Given under my hand and notarial seal this 4th day of January, 19 90.

Darlene L. Dulewski

" Notary Public
OFFICIAL SEAL "
DARLENE L. DULEWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/3/93

\$11,250.00

Concell

CM

Property of Cook County Clerk's Office

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**EXHIBIT A
LEGAL DESCRIPTION
130 S. MORGAN
CHICAGO, ILLINOIS**

PARCEL 1:

LOTS 1, 2, 3 AND 4 AND LOT 5 (EXCEPT THE WEST 60 FEET THEREOF) IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF TWO TRACTS KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION AND BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

ALL OF THE EAST AND WEST 18 FOOT VACATED ALLEY LYING NORTH OF THE ADJOINING THE NORTH LINE OF LOTS 1, 2 AND 3 LYING NORTH AND NORTHWESTERLY OF AND ADJOINING THE NORTH AND NORTHWESTERLY LINES, RESPECTIVELY, OF LOT 4, LYING SOUTH AND SOUTHWESTERLY OF AND ADJOINING THE SOUTH AND SOUTHWESTERLY LINES, RESPECTIVELY, OF LOT 5, AND LYING EAST OF AND ADJOINING A LINE DRAWN FROM THE INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF SAID LOT 4 TO THE INTERSECTION OF THE WEST AND SOUTHWESTERLY LINES OF SAID LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 OF TWO TRACTS KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION AND BLOCK 13 OF CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PIN NUMBERS: 17-17-211-018-0000, Vol. 591
17-17-211-019-0000, Vol. 591
17-17-211-020-0000, Vol. 591
17-17-211-021-0000, Vol. 591
17-17-211-023-0000, Vol. 591

COMMON ADDRESS: 130 S. MORGAN, CHICAGO, ILLINOIS 60607

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Clerk's Office

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