

UNOFFICIAL COPY

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

This instrument was prepared by and mail to:
Cynthia D. Lude
WINSTON & STRAWN
35 N. Wacker Drive
Chicago, Illinois 60601

442389006

Asst. Secy
[Signature]
Asst. Vice President
[Signature]
Laballe National Bank
as trustee as aforesaid.

Article:
Laballe National Bank
as trustee as aforesaid.
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto 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.

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF.
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee of the terms of said Deed of Deeds in Trust delivered to said trustee in pursuance of the trust agreement attaching hereto in a Deed of Deeds made subject to the lien of every Trust Deed or Mortgage in any herebefore of record in a county affecting the said real estate of said party of the first part hereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.
Subject to: The matters set forth in Exhibit B attached hereto and made a part hereof.
Permanent Index Number: 17-16-228-014 and 17-16-228-015
Property Address: 330 South Wells, Chicago, IL
and henceforth of said party of the second part hereof.

To Have And To Hold the same unto said party of the second part as aforesaid and to the proper use, benefit together with the covenants and appurtenances therein being as
Exempt Under Provisions of Paragraph 5 of Section 4, Real Estate Transfer Tax Act.

Legal Description attached hereto as Exhibit A and made a part hereof.
described real estate situated in Cook County, Illinois to
considerations in and paid, does hereby grant sell and convey unto said party of the second part the following:
Dollars (\$ 10.00) and other good and valuable
Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100ths

203 N. Wabash Ave., Suite 1400, Chicago, IL
Address of Grantee(s): c/o Meyer Real Estate Advisors, Inc.
\$17.00

of December 19, 86, and known as Trust Number 11-1995, party of the first part, and Richard J. Meyer, as Trustee under Trust Agreement dated January 15, 1990 and known as Trust No. 7 of the second part
in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 24th day
Laballe National Bank a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed of Deeds
This instrument, made this 21st day of February AD 19 90 between

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72-27-350 (01)

afelro
Dan Krueger
Notary Public for Cook County, Illinois

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Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee
To

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

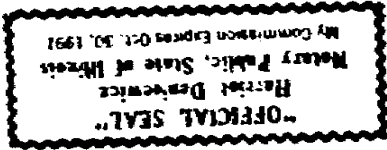
Form 9915a Rev. 9/88

Property of Cook County Clerk's Office

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21st Feb 1990

FOR COUNTY CLERK



Given under my hand and Notarial Seal this 21st day of February A.D. 19 90
Notary Public
Harold Denewicz

Assistant Secretary, I direct, 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.

Assistant Vice President of LaSalle National Bank and
ROSEMARY COLLINS
in the State aforesaid, **De Moresby Certify** that
Cordanne Bek
a Notary Public in and for said County,

State of Illinois }
County of Cook }
SS:

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2 in Lcomis and Others' Subdivision of the South 13 feet of Lot 13 and all of Lots 14, 15 and 16 in Thomas H. Hubbard's Subdivision of the East 1/2 of Block 91 in School Section Addition to Chicago, of Section 16, Township 29 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Nos.: 17-16-228-014 and 17-16-228-015

Property Address: 330 South Wells, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Agreement made July 6, 1866 and recorded May 23, 1887 as document 832440 by John G. Shortall, and others, that the following described real estate shall be reserved for a private court, free from buildings for light, air, ingress and egress and to and from the several premises therein described as follows:

Beginning at a point on the west line of Lot 3 in Loomis and Others' Subdivision aforesaid 80 feet north of the north line of Van Buren Street; running thence east 73 1/2 feet to a point 6 feet south of the north line of Lot 2 aforesaid and 20 feet east of the west line thereof; thence north 12 feet to a point 6 feet south of the north line of Lot 13 aforesaid; thence west 73 1/2 feet to a point in the east line of main alley running north and south through the middle of said Block 91, 6 feet south of the north west corner of said Lot 13; thence south 12 feet to the point of beginning.
2. Agreement made by William W. Cole and others, with James Clare dated July 8, 1886 and recorded July 24, 1886 as document 737971 for a party wall along the north side of Lot 1 aforesaid.
3. Agreement made by Adlai T. Ewing with John G. Shortall and Henry L. Frank dated August 5, 1886 and recorded August 13, 1886 as document 143356 for a party wall on the north side of the east 30 feet of Lot 2 aforesaid.
4. Agreement made by James W. Paxton and others, with John G. Shortall, Henry L. Frank and Mark Richard Kullchar dated July 13, 1892 and recorded January 14, 1905 as document 3643872 for a party wall on the west side of Lot 2 aforesaid.
5. Encroachments as disclosed by National Survey Service Survey No. N-114836 dated October 30, 1989, as follows:
 - (a) By the east face of coping onto public way east and adjoining about 0.38 of a foot east;
 - (b) By the south face of coping onto public way south and adjoining about 0.12 of a foot south;
 - (c) By the west face of coping onto property west and adjoining about 0.15 of a foot west.
6. Taxes for the year 1989 and subsequent years.
7. Mortgage and Security Agreement dated December 29, 1987 and recorded January 12, 1988 as document 88015326 made by LaSalle National Bank, as Trustee under Trust Agreement dated December 24, 1986 and known as Trust Number 111935 to NBD Skokie Bank, N.A. to secure a Note for \$3,500,000.00.
8. Assignment of Rents made by LaSalle National Bank, as Trustee under Trust Agreement dated December 24, 1986 and known as Trust Number 111935 to NBD Skokie Bank recorded January 8, 1988 as document 88015327.
9. Security Interest of NBD Skokie Bank, N. A., secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by the Insurance Center Building Limited Partnership, debtor, and filed on January 12, 1988 as No. 88U00831.

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10. Security Interest of NBD Skokie Bank, N.A., secured party, in certain described chattels on the land, as disclosed by Financing Statement executed by Lasalle National Bank, as trustee under Trust Number 111935, Debtor, and filed on January 12, 1988 as No. 88U00832.
11. Mechanic's Lien claim for \$9,576 or \$9,756.00 by Leopardo Construction, Inc., against Insurance Center Limited Partnership recorded December 11, 1989 as document 89S90608. Note: Said Lien states amount unpaid and owing is \$9,576.00 but numerically shows amount as \$9,756.00.
12. Mortgage and Security Agreement dated December 31, 1986 and recorded December 31, 1986 as document 86630545, made by Lasalle National Bank, as Trustee under Trust Agreement dated December 24, 1986 and known as Trust Number 111935, to Richard J. Meyer, as Trustee under Trident Investment Management, Inc., - Meyer Investment Properties, Inc., Public Pension Fund 1-1983, Group Trust Agreement dated February 29, 1984, to secure a note for \$5,509,000.00.
- Subordination Agreement recorded January 12, 1988 as Document 88015328.
13. Assignment of Lessor's Interests dated December 31, 1986 and recorded December 31, 1986 as Document 86630546, made by Lasalle National Bank, as Trustee under Trust Agreement dated December 24, 1986 and known as Trust Number 111935, to Richard J. Meyer, as Trustee under Trident Investment Management, Inc., - Meyer Investment Properties, Inc., Public Pension Fund 1-1983, Group Trust Agreement dated as of February 29, 1984. Subordination Agreement recorded January 12, 1988 as Document 88015328.
14. Security Interest of Richard J. Meyer, as Trustee, Secured Party, in certain described chattels on the land, as disclosed by Financing Statement executed by Lasalle National Bank, as Trustee under Trust Number 111935, Debtor, and filed on January 13, 1987 as No. 87U01064.
- Subordination Agreement recorded January 12, 1988 as Document 88015328.
15. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
16. Agreement dated February 29, 1990 and recorded February 29, 1990 as Document 90C83740, by and between NBD Skokie Bank, N.A., Richard J. Meyer, as Trustee under Trident Investment Management, Inc. - Meyer Investment Properties, Inc. Public Pension Fund I - 1983, Group Trust Agreement dated as of February 29, 1984, Lasalle National Bank, not individually but as Trustee under Trust Agreement dated December 24, 1986 and known as Trust No. 111935, Richard J. Meyer, not individually but as Trustee under Trust Agreement dated January 15, 1990 and known as Trust No. 7, The Insurance Center Building Limited Partnership, a Delaware limited partnership, Murdoch & Coll Partners, an Illinois partnership, and Murdoch & Coll, Incorporated, an Illinois corporation.

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Property of Cook County, Ill.

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 AND INCORPORATED HEREIN BY REFERENCE.

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, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 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 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 from time to time, 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 buying 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 a part 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 whenever and whenever or different from the ways above specified, at any time or times hereafter.

In no case shall a 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 that the terms of this trust have been complied with, or be obliged to make into the necessity or exigency, or 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, 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, that the time of the conveyance or the trust created by this instrument was in full force and effect, and that no conditions and limitations contained in said trust agreement or in some amendment thereto, and including upon all beneficiaries thereunder, that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and if in 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 invested with all the estate, rights, powers, authorities, duties and obligations of his or their predecessor 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, dividends and proceeds arising from the sale or other disposition of said real estate and such interests are hereby declared to be personal property and no beneficiary hereunder shall have any life or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, dividends and proceeds thereof as aforesaid.

If the fee in any of the above lands is now or hereafter registered in the Registrar of Titles is hereby directed not to register or note in the certificate of sale or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation" or words of similar import in accordance with the statute in such cases made and provided.

EXHIBIT C