

UNOFFICIAL COPY

Box No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank

Trustee
To

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60690

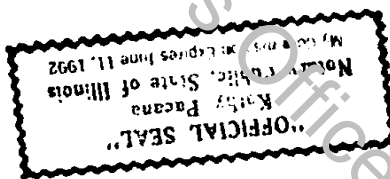
Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS

90086121

12198006



Notary Public
Kathy Pacana
February 21st day of February A.D. 19 90

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

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.

Assistant Vice President of LaSalle National Bank and

ROSEMARY COLLINS

The State aforesaid, Do hereby certify that

JOSEPH LANG

a Notary Public in and for said County.

Kathy Pacana

State of Illinois }
County of Cook }
SS

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lots 30 and 31 in Block 7 in Fort Dearborn Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

The East 1/2 of Wabash Avenue lying westerly of and adjacent to said Lot 31, aforesaid, and said west line extended north to north line of the South 1/2 of Haddock Place and extended south to south line of the North 1/2 of Lake Street, in Cook County, Illinois

Parcel 3:

The South 1/2 of Haddock Place lying northerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois

Parcel 4:

The North 1/2 of Lake Street lying southerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois

Permanent Index No.: 17-20-303-007

Property Address: 203 North Wabash, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS:

1. Agreement dated December 31, 1871 and January 13, 1872 as document 8988, in Book 13, page 503 made by and between Josiah H. Reed and Z. F. Wetzell and refers to party wall on line between Lot 30 and the property east and adjoining said lot and as modified by an agreement made by Chalkley J. Hambleton, Maud Hambleton Kirk and Eleanor H. Rickords, as Trustee of the Hambleton Realty Trust with Lake St. Safe Deposit Company dated September 1, 1926 and recorded September 8, 1926 as document 9395679.
2. Bond dated December 13, 1871 and recorded December 27, 1871 as document 6931 relating to vault under the south 13 feet of alley in the rear of the land.
3. Encroachment of 23 story brick building located mainly on the land over onto the concrete walk south and adjoining by about 0.01 feet and east and adjoining by about 0.15 feet as disclosed by survey made by National Survey Service, Inc., dated July 3, 1989 as No. N-114476.
4. Rights of the municipality, the State of Illinois, the Public and adjoining owners in and to that part of the land falling in streets, alleys, road or highways.
5. Rights of public or quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers, etc., in streets and alleys.
6. Taxes for the year 1989 and subsequent years.
7. Mortgage dated June 20, 1985 and recorded July 3, 1985 as document 85088702, made by LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated October 5, 1983 and known as Trust Number 107100, 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, to secure a note for \$8,200,000.00.

Note: Amendment to Mortgage and Security Agreement, and to Option Agreement recorded September 30, 1986 as document 86446361 and recorded October 17, 1986 as document 86482998, relating to additional advances for the purpose of paying for capital building and tenant improvements up to \$300,000.00.
8. Security interest of Richard J. Meyer, Trustee, in certain described chattels as disclosed by Financing Statement made by LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated October 5, 1983 and known as Trust Number 107100 filed on July 5, 1985 as document number 85U20546.
9. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
10. Note: The exceptions herein as to that part of the real property falling within streets and alleys, roads or highways, is based upon the assumption of what would be the state of title upon a proper ordinance being passed by the proper authorities vacating said streets, alleys, roads, or highways and filed in the Recorder's Office of Cook County, Illinois.

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