

1989 JUN 5 PM 2 26 0 2 90262973

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, M/D Ventures, an Illinois partnership General

of the Country of United States and State of Illinois for and in consideration of the sum of TEN AND NO/00 Dollars (\$ 10.00 ),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Quit Claim S unto MID TOWN BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as an Illinois banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of May 19 89, and known as Trust Number 1714, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1 IN OWNER'S RESUBDIVISION OF ORIGINAL LOT 33 (EXCEPT THE SOUTH 38 FEET THEREOF) IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.00

Exempt under provisions of Paragraph 2 Section 4 Real Estate Transfer Tax Act.

7/1/89 Date Allison Davis, atty Buyer, Seller or Representative

Exempt under provisions of Paragraph 2 Section 4 Real Estate Transfer Tax Act. S 206.1-206e

7/7/89 Date Allison Davis, atty Buyer, Seller or Representative

SUBJECT TO

Real Estate Tax # 17-04-122-073 P.A. 1318 N. Cleveland Ave, Chgo, Ill.

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as deemed proper, 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 estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in said Trustee, to donate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 in connection with said real estate or any part thereof, and to deal with 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 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, 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 Trustee, 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 be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or precluded 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, 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 by said Trustee, or any successor in trust, 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 in said Trust Agreement and in all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 duly 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 Mid Town Bank and Trust Company of Chicago, 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 they agree or allow to do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property appearing in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All costs and corporations, whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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, and the intention hereof being to vest in said Mid Town Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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, and the Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives, releases and conveys any and all right in benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor S aforesaid has hereunto set their hand and seal S this 30th day of May, 1989

By: M/D Ventures, an Illinois General Partnership, By:

Allison S. Davis, Partner [SEAL] William Moorehead, Partner [SEAL]

its General Partners } SS. Patricia Turner a Notary Public in and for said County, in

State of Illinois } County of Cook By: M/D Ventures, an Illinois General Partnership

William Moorehead } the state aforesaid, do hereby certify that

by its general partners

personally known to me to be the same person as whose name appears in the foregoing instrument, appeared before me this 30th day of May, 1989, and delivered the said instrument as including the release and waiver of the right of

OFFICIAL SEAL Patricia Turner they Notary Public, State of Illinois My Commission Expires 9/1/91

Patricia Turner Notary Public

This document prepared by: Allison S. Davis 14 W. Erie St. Chicago, IL 60610

This space for affixing: Papers and Revenue Stamp

90262973

Document Number

Mid Town Bank and Trust Company of Chicago 2021 North Clark St. Chicago, Ill. 60614 ATTN: Trust Dept.

1318 N. Cleveland For information only insert street address of above described property.

Box 333

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