

UNOFFICIAL COPY \$16.00

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THIS INDENTURE, made this 13th day of August, A.D., 1991 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 1st day of September, 1984, and known as Trust Number 7922, Party of the First Part and Boulevard Bank National Association as Trustee under a Trust Agreement dated the 11th day of July, 1991, and known as Trust Number 9416, Party of the Second Part.
 Address of Grantee(s): 400-410 North Michigan Avenue, Chicago, Illinois 60611

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:

An undivided 70% interest in the real property described in exhibit A attached hereto.

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together with the cements and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): 17-16-407-021-1087,1011

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: See exhibit B attached 717 and 719 "E" South Dearborn St., Chicago, IL 60605

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The power, 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:

BOULEVARD BANK NATIONAL ASSOCIATION
 as Trustee of aforesaid,

Wichard M. Hermann
 Assistant Trust Officer

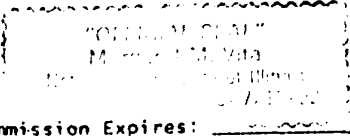
By: [Signature]
 Assistant Vice President

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 J. Beresoff, Assistant Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, and Wichard Hermann, 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.

GIVEN under my hand and Notarial Seal this 13th day of August, A.D., 1991.

Margaret A. Vita
 NOTARY PUBLIC



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:

D. Al Daspin
Winston & Strawn
35 W. Wacker Drive
 Chicago, IL 60601

Box 244

This deed is subject to the provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

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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 undivision or part thereof, and to resubdivide 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 praesenti 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 98 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 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 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 or 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.

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

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, ALL RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MTGS OF SAID REMAINING PROPERTY

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EXHIBIT A

Unit 717 and 719 "E" in Printer's Row Condominium, as delineated on a survey of the following described real estate: Lots 3, 4, 9, 10, 15 and 16 (except from said Lots that part taken or used for Dearborn Street and Plymouth Court) in Wallace and Other's Subdivision of Block 135 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as "Exhibit A" to the Declaration of Condominium recorded on March 19, 1980 as Document Number 25,396,708, together with the respective individual percentage interest in said parcels appurtenant to said Units.

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EXHIBIT B

Permitted Exceptions

1. AGREEMENT MADE BY MICHAEL A. DONAHUE, AND OTHERS, WITH HORACE B. TAYLOR, AND OTHERS, DATED JUNE 5, 1895 AND RECORDED DECEMBER 4, 1895 AS DOCUMENT 2316224 FOR A PARTY WALL BETWEEN LOTS 15 AND 16 IN SAID BLOCK 135.

(AFFECTS LOTS 15 AN 16 OF THE UNDERLYING LAND).
2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR PLYMOUTH COURT OR DEARBORN STREET. (AFFECTS UNDERLYING LAND).
3. PARTY WALL RIGHTS AS CONTAINED IN AGREEMENT RECORDED FEBRUARY 16, 1868 AS DOCUMENT NUMBER 923337 BY MICHAEL A. DONAHUE WITH M.A. DONAHUE AND W.P. HENNEBERRY, PARTNERS UNDER THE FIRM NAME OF DONAHUE AND HENNEBERRY, RELATING TO PARTY WALL BETWEEN LOT 48 IN BLOCK 136 AND LOT 3 IN BLOCK 135, BOTH IN SAID SCHOOL SECTION ADDITION.
4. EXISTING UNRECORDED LEASE DATED JANUARY 1, 1989 WITH PRINTER'S ROW PHARMACY, INC. AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.
5. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 19, 1980 AS DOCUMENT 25396708, AS AMENDED FROM TIME TO TIME.
6. LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.
7. ENCROACHMENTS OF THE 8 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE EAST BY 0.35 FEET, OVER ONTO THE PUBLIC WAY TO THE WEST BY 2.90 FEET AND OVER ONTO THE LAND TO THE NORTH BY 0.27 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708.

(AFFECTS COMMON ELEMENTS).
8. ENCROACHMENT OF THE 10 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE PUBLIC WAY TO THE WEST BY .10 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25396708.

(AFFECTS COMMON ELEMENTS).

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9. ENCROACHMENT OF THE BASEMENT LEVEL OF THE 8 AND 10 STORY BUILDINGS LOCATED MAINLY ON THE LAND UNDER THE PUBLIC WAY TO THE EAST BY 14.0 FEET AND UNDER THE PUBLIC WAY TO THE WEST BY 16.0 FEET AS SHOWN ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION RECORDED AS DOCUMENT 25396708.

(AFFECTS COMMON ELEMENTS).

10. A TRUST DEED TO SECURE AN INDEBTEDNESS MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1984 AND KNOWN AS TRUST NUMBER 7922 TO AMERICAN CHARTERED BANK AS TRUSTEE, DATED AUGUST 31, 1987 FOR \$285,000.00 AND RECORDED SEPTEMBER 25, 1987 AS DOCUMENT NUMBER 87524181.
11. ASSIGNMENT OF RENTS MADE BY NATIONAL BOULEVARD BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1984 AND KNOWN AS TRUST NUMBER 7922 TO AMERICAN CHARTERED BANK RECORDED SEPTEMBER 25, 1987 AS DOCUMENT 87524182.
12. LEASE MADE BY NATIONAL BOULEVARD BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1984 AND KNOWN AS TRUST NUMBER 7922 AND ROBERT L. MURPHY M.D. TO NORTHWESTERN MEDICAL FACULTY FOUNDATION, INC., DATED JUNE 16, 1988 AND A MEMORANDUM OF WHICH WAS RECORDED JULY 5, 1988 AS DOCUMENT NUMBER 88293261, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING SEPTEMBER 1, 1988 AND ENDING 5 YEARS LATER, WITH AN OPTION TO EXTEND THE TERM FOR AN ADDITIONAL 5 YEARS., AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. SAID LEASE CONTAINS AN OPTION TO PURCHASE.
13. A RIGHT OF FIRST REFUSAL IN FAVOR OF NORTHWESTERN MEDICAL FACULTY FOUNDATION, INC. AS GRANTED IN THE LEASE REFERRED TO IN ITEM NUMBER 12 ABOVE.
14. GENERAL REAL ESTATE TAXES FOR 1990 AND SUBSEQUENT YEARS.

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