

This Indenture of Trust is made this 3<sup>rd</sup> day of September, 1991, between Urban Visions, Inc., an Illinois Corporation

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars,

and other good and valuable considerations in hand paid, convey and warrant unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 6th day of October 1989,

known as Trust Number 94585, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 33 1/3 feet of Lot 2 in Block 11 in Prescott's Subdivision of the East 1/2 of the Northwest 1/4 of Section 27, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Permanent Index No. 20-27-122-018  
Commonly known as: 7410 S. Calumet Ave., Chicago, IL  
Subject to: Covenants, easements and restrictions of record, general taxes for the year 1991 and subsequent years and building code violations, if any.

13<sup>00</sup>

1991 SEP 6 PM 3:05

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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 create parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 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 some amendment thereof 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 it, his or their predecessors 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, 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" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 aforesaid has hereunto set hand and seal this day of 19

SEE REVERSE SIDE FOR SIGNATURES AND NOTARY

(SEAL) (SEAL)  
(SEAL) (SEAL)

THIS INSTRUMENT WAS PREPARED BY

Timothy H. Boyer

820 Church St., Evanston, IL

Name

Address

K-88894-0800

MAIL TO:

Harris Trust and Savings, u/t/a 94585  
111 W. Monroe  
Chicago, IL 60603

91479378

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 11th day of September, 1991.

**URBAN VISIONS, INC.**  
(NAME OF CORPORATION)

IMPRESS  
CORPORATE SEAL  
HERE

BY Jennifer Peters Vice President  
ATTENY: Timothy H. Boyer Assistant Secretary

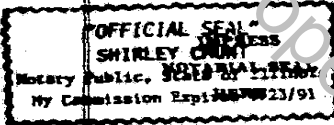
State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jennifer Peters personally known to me to be the Vice President of the Urban Visions, Inc., an Illinois

corporation, and Timothy H. Boyer personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the use and purposes therein set forth.

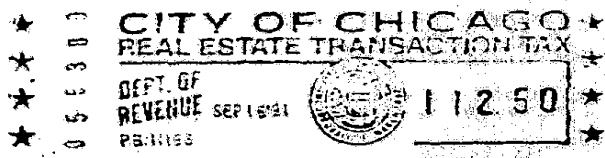
Given under my hand and official seal, this 11th day of September, 1991

Commission expires 19

NOTARY PUBLIC



91479378



BOX 8

TRUST No. ....

DEED IN TRUST

TO

HARBIN TRUST AND SAVINGS BANK

CHICAGO

PROPERTY ADDRESS

HARBIN TRUST AND SAVINGS BANK

CHICAGO

111 West Monroe Street