

TRUSTEE'S DEED IN TRUST

91 JUN 2 10:22 AM '91

FORM 3633

The above space for recorders use only

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13-07-84402-01

THIS INDENTURE, made this 17th day of June, 1991, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of October, 1977, and known as Trust Number 41486, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 North LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 7th day of June, 1991, and known as Trust Number 113970-07, party of the second part.

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 considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit: SEE EXHIBIT A, attached hereto and made a part hereof; commonly known as 201-209 West Eugenie Street, Chicago, Illinois 60614 PIN: 14-33-422-010 and 14-33-422-011

Party of the first part also hereby grants to party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements made the 10th day of June, 1991, and recorded on June 25th, 1991, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 91306547, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Trustee's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

together with the tenements and appurtenances thereunto belonging.

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.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By [Signature] VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS } COUNTY OF COOK } SS.

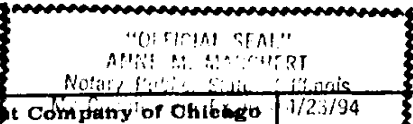
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said national banking association caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said national banking association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date JUN 21 1991

[Signature] Notary Public

THIS INSTRUMENT PREPARED BY: Alan D. Lev 325 W. Huron, Chicago, IL



American National Bank and Trust Company of Chicago Box 333

John T. Roselli, Fuchs + Roselli 6 W. Hubbard & Suite 800 Chicago IL 60610

201-209 West Eugenie Street, Chicago, IL

For information only insert street address of above described property.

BOX 333-

This space for striking riders and revenue stamps

Alan D. Lev, Attorney

6/21/91

Document Number

UNOFFICIAL COPY

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, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 estate 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 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 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 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 easement appurtenant to 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 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, 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 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 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 American National 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 their agents or attorneys may 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, happening 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 not individually (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 persons and corporations whomsoever 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National 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.

All that land property and space being that part of Lots 15, 16, 17 and 18 in
 63 and 64 in North Addition to Chicago, said Addition being a subdivision
 by Stephen F. Gale of the Southwest Quarter of the Southeast Fractional
 Quarter of Section 33, Township 40 North, Range 14, East of the Third
 Principal Meridian, taken as a tract, lying East of a line drawn from a point
 on the South line thereof 34.28 feet West of the Southeast corner thereof to a
 point on the North line thereof 33.98 feet West of the Northeast corner and
 lying East of a line drawn from a point on the South line thereof 51.24 feet
 West of the Southeast corner thereof to a point on the North line thereof
 50.98 feet West of the Northeast corner thereof and lying above a horizontal
 plane of 26.02 feet, Chicago City Datum, in Cook County, Illinois.

ALSO

All that land property and space being that part of Lots 15, 16, 17 and 18 in
 63 and 64 in North Addition to Chicago, said Addition being a subdivision
 by Stephen F. Gale of the Southwest Quarter of the Southeast Fractional
 Quarter of Section 33, Township 40 North, Range 14, East of the Third
 Principal Meridian, taken as a tract, lying West of a line drawn from a point
 on the South line thereof 34.28 feet West of the Southeast corner thereof to a
 point on the North line thereof 33.98 feet West of the Northeast corner and
 lying East of a line drawn from a point on the South line thereof 51.24 feet
 West of the Southeast corner thereof to a point on the North line thereof
 50.98 feet West of the Northeast corner thereof and lying above a horizontal
 plane of 26.90 feet, Chicago City Datum, in Cook County, Illinois.

ALSO

All that land property and space being that part of Lots 15, 16, 17 and 18 in
 63 and 64 in North Addition to Chicago, said Addition being a subdivision
 by Stephen F. Gale of the Southwest Quarter of the Southeast Fractional
 Quarter of Section 33, Township 40 North, Range 14, East of the Third
 Principal Meridian, taken as a tract, lying West of a line drawn from a point
 on the South line thereof 84.99 feet West of the Southeast corner thereof to a
 point on the North line thereof 84.86 feet West of the Northeast corner and
 lying East of a line drawn from a point on the South line thereof 96.0 feet
 West of the Southeast corner thereof to a point on the North line thereof
 95.96 feet West of the Northeast corner thereof and lying above a horizontal
 plane of 26.25 feet, Chicago City Datum, in Cook County, Illinois.

ALSO

All that land property and space being that part of Lots 15, 16, 17 and 18 in
 63 and 64 in North Addition to Chicago, said Addition being a subdivision
 by Stephen F. Gale of the Southwest Quarter of the Southeast Fractional
 Quarter of Section 33, Township 40 North, Range 14, East of the Third
 Principal Meridian, taken as a tract, lying West of a line drawn from a point
 on the South line thereof 95.96 feet West of the Southeast corner thereof to a
 point on the North line thereof 96.0 feet West of the Southeast corner thereof to a
 point on the South line thereof 96.0 feet West of a line drawn from a point
 Principal Meridian, taken as a tract, lying West of a line drawn from a point
 on the South line thereof 95.96 feet West of the Northeast corner thereof to a
 point on the North line thereof 95.96 feet West of the Northeast corner
 thereof, in Cook County, Illinois.