

THIS INDENTURE WITNESSETH, that the Grantor JKS PROPERTIES, a Partnership

of the County of Cook and State of Illinois for and in consideration of TEN & no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quit-Claims unto FIRST NATIONAL BANK OF ILLINOIS, a National Banking Association of Lansing, Illinois. at 3256 RIDGE ROAD, LANSING, ILLINOIS 60438

as Trustee under the provisions of a trust agreement dated the 28th day of August 19 81, known as Trust Number 3245, the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description attached

91376949

PIN: 17-10-214-012-1275

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 dedicate 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, 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 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 or to purchase 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 easement appurtenant in 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 thereto 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 its, his or their predecessor 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 S hereby expressly waive and release 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 S aforesaid have hereunto set their hands and seals this 10th day of June 19 91

JKS PROPERTIES, a Partnership (Seal) BY: David Strilich, partner (Seal) BY: Robert R. Jamison, partner (Seal)

PREPARED BY & MAIL TO: Peter B. Canalia, 18525 Torrence, Lansing, IL

State of Illinois ss. Peter B. Canalia a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that DAVID STRILICH and ROBERT R. JAMISON, sole partners of JKS PROPERTIES, an Illinois General Partnership

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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th day of June 19 91

"OFFICIAL SEAL" Peter B. Canalia Notary Public, State of Illinois My Commission Expires 10/31/92

Notary Public signature

Exempt pursuant to RES 4, R.E. Transfer Act. 6/14/91

This space for affixing Riders and Revenue Stamps

UNOFFICIAL COPY

Property of Cook County Clerk's Office

65631516

UNOFFICIAL COPY

PARCEL 1:

Unit 4408 in Lake Point Tower Condominium as delineated on a survey of the following described real estate: A part of Lot 7 in Chicago Dock and Canal Company's Peshtigo Dock Addition in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Doc. 88309162, together with its undivided percentage interest in the common elements, in Cook County, IL

PARCEL 2:

Easements for the benefit of Parcel 1 for the purposes of structural support, ingress and egress, and utility services as set forth in Declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1988 and known as Trust No. 1043-99-09, dated July 13, 1988 and recorded July 14, 1988 as Doc. 88309160

PIN: 17-10-214-011-1275

91376349

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

. DEPT-01 RECORDING \$14.29
. T4444 TRAN 0288 07/29/91 09:34:00
. #1840 # D * - 91 - 376949
. COOK COUNTY RECORDER

A F F I D A V I T

Affiants, DAVID STRILICH, Trustee of the Strilich Declaration of Trust No. 1 dated April 16, 1980, (hereafter "Strilich") and ROBERT R. JAMISON, Trustee of the Jamison Revocable Living Trust dated August 23, 1989, (hereafter "Jamison"), upon oath duly sworn, state as follows:

1. Affiants are partners of JKS PROPERTIES, an Illinois General Partnership (hereafter "Partnership"), pursuant to written agreement dated January 13, 1982, amended October 27, 1990 (hereafter "Agreement").

2. Affiants, pursuant to the terms and provisions of said Agreement, are the only two partners in the Partnership and have full authority to convey property or properties acquired by the Partnership and in particular that property described as follows:

PARCEL 1:
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3. Affiants, by executing a deed to First National Bank of Illinois Trust No. 3245 per agreement dated August 28, 1981 convey any and all interest of the Partnership to Trust No. 3245.

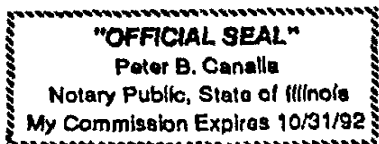
4. Affiants state no more.

David Strilich, Trustee as aforesaid

Robert R. Jamison, Trustee as aforesaid

SUBSCRIBED AND SWORN to before me this 28 day of June, 1991.

Notary Public



UNOFFICIAL COPY

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