

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor **WILLIAM C. CLEARY**, a widower

of the County of **Cook** and the State of **Illinois** for and in consideration of **TEN AND NO/100** Dollars,

and other good and valuable consideration in hand paid, Convey and Warranty unto **LaSalle National Trust, N.A.**, a national banking association of **111 South LaSalle Street, Chicago, Illinois**, its successor or successors as Trustee under the provisions of a trust agreement dated the **first** day of **July** 19 **86** known as Trust Number **111297** the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

UNIT NO. 1601 IN 100 East Huron Street Condominium as delineated on a survey of the following described real estate:

LOT 2 IN CHICAGO PLACE, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO PLACE RECORDED SEPTEMBER 7, 1990, AS DOCUMENT NO. 90435974, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Residence at 100 East Huron Street Condominium Association (the "Declaration") recorded as Document No. 90-620268 together with its undivided percentage interest in the common elements.

125.50
T:1111 TRAN 09/24/93 10:00:00
91455 * - 93-757268
COOK COUNTY RECORDER

SEE ATTACHED EXHIBIT "A"

Prepared By: **C. Patrick Wagner, 8055 South Ridgeland Avenue, Oak Lawn, IL 60453**

Property Address **100 E. Huron, #1601, Chicago, Illinois 60611**

Permanent Real Estate Index No. **17-10-105-014-1535**

To have and to hold the said promises with the appurtenances, upon the trusts and for 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 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 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 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 out of or easement 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.

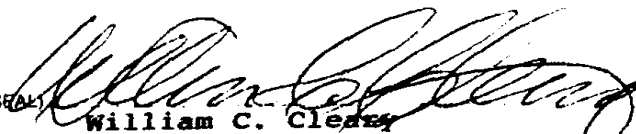
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 its, his or their predecessor in trust.

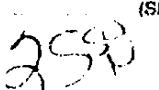
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 cases 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 his hand and seal this **22nd** day of **September** 19 **93**

(SEAL) 
William C. Cleary

(SEAL) 

N 931438 / E 114440 BP (1) ALL

9307268

State of Illinois
County of Cook

UNOFFICIAL COPY

C. PATRICK WAGNER

Notary Public in and for said County, in the State aforesaid, do hereby certify that

WILLIAM C. CLEARY, a widower



personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that
he signed, sealed and delivered the said instrument as his 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 seal this 22nd day of September 19 93

C. Patrick Wagner
Notary Public

Property of Cook County Clerk's Office

Box 350 93767268

Deed in Trust
Warranty Deed

Address of Property

To
LaSalle National Trust, N.A.
Trustee

Mailed to:
Ray Durbin Tower Partnership
700 Michigan Tower
160 E. Pearson
Chgo, IL 60610



LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

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EXHIBIT "A"

UNIT NO. 1601 in 100 East Huron Street Condominium as delineated on a survey of the following described real estate:

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which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Residences at 100 East Huron Street Condominium Association (the "Declaration") recorded as Document No. 90-620268 together with its undivided percentage interest in the common elements.

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 property set forth in the Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

Also subject to: (1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of Survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any, which do not materially affect the use of Unit No. 1601 in 100 East Huron Street Condominium as a residence; (6) leases and licenses affecting the Common Elements, as defined in the Declaration; (7) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of Unit No. 1601 in 100 East Huron Street Condominium as a residence; (8) Easement and Operating Agreement recorded on October 5, 1990 as Document No. 90487310, including all amendments and exhibits thereto; (9) Construction Easement Agreement recorded on October 4, 1989 as Document No. 89468686, including all amendments and exhibits thereto; (10) acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part; (11) Illinois Responsible Property Transfer Act of 1988 disclosure document; and (12) liens and other matters of title over which Near North National Title Corporation will insure at Selak's expense under Title Commitment No. N931433

5751
COOK COUNTY
RECORDS
SEP 24 1993
100 EAST HURON STREET
CHICAGO, ILLINOIS 60611

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 24 '93
102.50

90435974

100