



DEED IN TRUST

93349783

THIS INDENTURE WITNESSETH, That the Grantor NFM, Inc., an Illinois corporation

for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and warrants unto NBD Bank, a State banking corporation as Trustee under the provisions of a trust agreement dated the 26th day of February, 19 93, known as Trust Number 1345-CH the real estate in the County of Cook and State of Illinois, to wit: described on Exhibit A attached hereto and made a part hereof.

DEPT-01 RECORDING \$25.00
T#8883 TRAN 7807 05/10/93 11:35:00
#7330 # *-93-349783
COOK COUNTY RECORDER

Common Address: Unit 5419, 300 North State Street, Chicago, Illinois
Permanent Property Tax Identification Number 17-09-410-014-1840

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 redivide 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 future, 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 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 do, 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 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 hereunder, (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 predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be 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.

been executed by its duly authorized officers

As of In Witness Whereof, the grantor aforesaid has been executed by its duly authorized officers this 26th day of February, 19 93. NFM, Inc., an Illinois corporation (Seal) By: [Signature] Vice President (Seal)

After recordation this instrument should be returned to Trust Division NBD Bank 307 North Michigan Avenue Chicago, Illinois 60601

This instrument was prepared by: Kathleen M. Vyborny, Esq. One East Scott Street Suite 1804 Chicago, Illinois 60610-2352

#25.00 E

UNOFFICIAL COPY

State of Illinois)
 Cook)
County of _____)

I, _____ the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Jerry L. Thibos

_____ Vice President of NFM, Inc., an Illinois corporation personally known to me to be the ~~same person~~ same person

~~subscribed to the foregoing instrument~~, appeared before me this day in person and acknowledged that he the said _____ President of NFM, Inc., an Illinois corporation signed, sealed and delivered the said instrument as his free and voluntary act, oration and as the free and voluntary act of said corporation for the uses and purposes therein set forth, ~~including the release and waiver of the right of the right of~~

Given under my hand and notarial seal this 27th day of April, 1993.

OFFICIAL PLAIN PAPER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/17/95
Blaine Haddad
Notary Public

93040783

County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1: UNIT NUMBER 5419 AS DELINEATED ON SURVEYS OF LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF BLOCK 1 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO, WHICH SURVEYS ARE ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARINA CITY CORPORATION AND RECORDED DECEMBER 15, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT 24238692, TOGETHER WITH AN UNDIVIDED .00132 PERCENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEYS) SITUATED IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24238692 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO EILEEN WALSH RECORDED, NOVEMBER 8, 1978 AS DOCUMENT 24708749 FOR ACCESS, INGRESS AND EGRESS IN, OVER, UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED IN GRANTS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24238691 AND SET FORTH IN DEED FROM MARINA CITY CORPORATION, CORPORATION OF ILLINOIS, TO EILEEN WALSH RECORDED NOVEMBER 8, 1978 AS DOCUMENT 24708749 IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS "EXCLUSIVE EASEMENT AREAS" AND "COMMON EASEMENT AREAS" FOR INGRESS AND EGRESS AND ALSO IN AND TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS IN COOK COUNTY, ILLINOIS

Exempt under provisions of Par. e, Section 4 of the Real Estate Transfer Tax Act and Par. e, Section IV of Cook County Ordinance No. 95104

4/21/93
Date

[Signature]
Grantor, Grantee or Agent

93349783

UNOFFICIAL COPY

90349763

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

NEM, Inc., an Illinois corporation

Dated April 21, 1993

Signature: [Signature]

Grantor or Agent
Vice President

Subscribed and sworn to before

me by the said [Signature] Vice President of NEM, Inc., an Illinois corporation

this 27th day of April, 1993.

Notary Public [Signature]

"OFFICIAL SEAL"
ELAINE HADDAD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/17/95

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 21, 1993

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before

me by the said [Signature] Agent

this 21st day of April, 1993.

Notary Public [Signature]

93349783

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

"OFFICIAL SEAL"
Gertrude Gorenstein
Notary Public, State of Illinois
My Commission Expires Oct 25, 1995