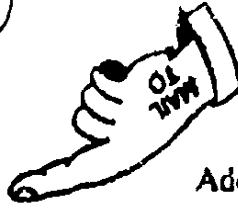


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TO: COMM. MUT
JUN. 4/20/93

Je Zell



00300173

PREPARED BY AND AFTER
RECORDING RETURN TO:
STEPHEN H. MALATO, ESQ.
Hinshaw & Culbertson
222 North LaSalle Street
Suite 300
Chicago, Illinois 60601

Address: 1936 North Clark Street
Chicago, Illinois

PIN No: 14-33-404-001
14-33-404-002

DEPT-01 RECORDING 821.00
146666 PERM 2278 05/11/93 141374.00
45342 4 4 93-15503473
COOK COUNTY RECORDER

TRUSTEE'S DEED

Property
Success Trustee to
LASALLE NATIONAL TRUST, N.A., ~~FKA~~ LASALLE NATIONAL BANK, not personally but solely as Trustee pursuant to Trust Agreement dated March 1, 1978 and known as Trust No. 5395 ("Grantor"), in consideration of the payment of TEN AND NO/100 DOLLARS (\$10.00), the execution of a settlement agreement of even date herewith ("Settlement Agreement") among Grantor, N.P. ASSOCIATES, LTD., an Illinois limited partnership ("Beneficiary") and "Grantee" (hereafter identified) and the release of the Grantor, Beneficiary and general partners of Beneficiary ("General Partners"), but only to the extent and as provided in the Settlement Agreement from personal liability pursuant to mortgage note executed on November 17, 1987 in the principal sum of SEVEN MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$7,500,000.00) ("Note") and the first mortgage securing said Note bearing even date therewith and recorded in the Recorder's Office of Cook County, Illinois, as Document No. 87619981 ("Mortgage"), other "Security Documents" (as defined in the Settlement Agreement) and for other good and valuable consideration in hand paid, the adequacy and sufficiency of which are hereby acknowledged, does hereby sell, grant and convey to CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, a Connecticut corporation, having its principal office at 140 Garden Street, Hartford, Connecticut 06154 ("Grantee"), its successors and assigns, the real property commonly identified as 1936 North Clark Street, Chicago, Cook County, Illinois and legally described on Exhibit "A" attached hereto together with all improvements thereon and all easements and appurtenances thereto ("Property"), subject to the debt evidenced by the Note (the legal owner and holder of which is Grantee) the lien of Mortgage and other Security Documents executed in connection with the Note, unpaid real estate taxes, easements, restrictions and other matters of record, matters disclosed by a current survey of the Property and the rights of parties in possession as tenants only without option to purchase.

This Trustee's Deed is an absolute conveyance and grant of title, Grantor having sold and conveyed the Property to Grantee for a fair and adequate consideration.

Grantor further declares that (a) this conveyance is freely and fairly made, executed and delivered pursuant to the terms and conditions of the Settlement Agreement, (b) that there are no agreements, oral or written, other than this Trustee's Deed and the Settlement Agreement (and all documents referred to therein and executed and delivered in connection

Exempt under provisions of Paragraph E 4
Section 4, Real Estate Transfer Tax Act.
17 12 1993 Chas. K. D. [Signature]
Date Buyer, Seller or Representative

E 113 772 / N 930 220 Cook Co. cd

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Property of Cook County Clerk's Office

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therewith), with respect to the Property, and (c) that a fair and adequate consideration has been given for Grantor's waiver of all redemption and cure rights permitted by law as more fully set forth in the Settlement Agreement.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a merger with or the extinguishment of the Mortgage and further that the indebtedness evidenced by the Note and all amounts due to Grantee thereunder and pursuant to the Mortgage and the Settlement Agreement shall be, remain and continue to be due and payable to Grantee according to the terms and conditions of the Note, Mortgage and Settlement Agreement. Notwithstanding anything herein to the contrary, (i) the Property shall be and remain subject to the Mortgage until the same shall be sold at foreclosure sale or discharged by Grantee through a recorded written instrument, and (ii) the execution and delivery of this instrument and conveyance is and shall be construed as Grantee's release of the Grantor, Beneficiary and the General Partners, but only to the extent and as provided for in the Settlement Agreement, from any personal liability.

This Deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority hereunto enabling deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10th day of May, 1993.

SUCCESSOR TRUSTEE TO
LASALLE NATIONAL TRUST, N.A., ~~FKA~~
LASALLE NATIONAL BANK, not personally but solely
as Trustee aforesaid

ATTEST:

Nancy A. Stack
Title: ASSISTANT SECRETARY

By: [Signature]
Title: ~~VICE PRESIDENT~~

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

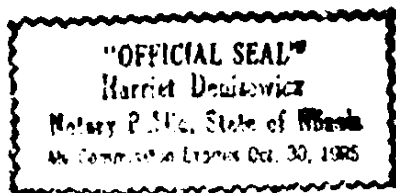
The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that CORINNE BEK, Vice President and NANCY A. STACK, Assistant Secretary of LASALLE NATIONAL TRUST, N.A., FKA LASALLE NATIONAL BANK, not personally but solely as Trustee pursuant to Trust Agreement dated March 1, 1978 and known as Trust No. 53956 ("Grantor"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as VICE PRESIDENT and ASSISTANT SECRETARY respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth; and the said THEY did also then and there acknowledge that as custodian of the corporate seal of Grantor, (s)he did affix the said corporate seal thereof to said instrument as their own free and voluntary act, and as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of May, 1993.

[Handwritten Signature]

Notary Public

My Commission Expires: _____



Notary Public's Office

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EXHIBIT 'A'

LEGAL DESCRIPTION

(See Attached)

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 10, 11 and 12 in Schardin's Subdivision of Block 37 in Canal Trustees Subdivision of the North 1/2 and the North 1/2 of the South East 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

PARCEL 2:

Lot 1 in the Subdivision of Lots 13 to 23 inclusive in Schardin's Subdivision of Block 37 aforesaid, in Cook County, Illinois;

PARCEL 3:

Lots 1, 2, 3 and 4 (except the South 16 feet of said Lot 4 dedicated for alley) in Subdivision of Lots 29 to 34, both inclusive in Schardin's Subdivision of Block 37 aforesaid in Cook County, Illinois;

PARCEL 4:

All of the East and West 16 foot public alley and all that part of the Northerly and Southerly 16 foot public alley lying South of Lot 8 and Westerly of Lots 10 to 13 inclusive of Subdivision of Block 37 in Canal Trustees Subdivision of the North 1/2 and the North 1/2 of the South East 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, lying North of Lot 1 and Easterly of Lots 1 to 4 inclusive lying North of a line 16 feet North of and parallel to the South line of said Lot 4 produced East 17 feet more or less, in the Subdivision of Lots 29 to 34 inclusive in Subdivision of Block 37 in Canal Trustees Subdivision aforementioned, as shown on the Plat attached to the Ordinance vacating said alley passed by the City Council of the City of Chicago on March 31, 1923, in Cook County, Illinois.

PARCEL 5:

Lot 5 (except that part taken for Ogden Avenue) and Lots 6, 7, 8 and 9 in Block 37 of Canal Trustees Subdivision of the North 1/2 and the North 1/2 of the South East 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

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.

Dated May 10, 1993. Signature: Chas K. D. J. City
Grantor or Agent

Subscribed and sworn to before

me by the said _____
this 10th day of May,
1993.

Notary Public Garden J. Moore

OFFICIAL SEAL
Garden J. Moore
Notary Public, State of Illinois
My Commission Expires August 1, 1994

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 May 10, 1993 Signature: Stephen H. Phelan, Attorney
Grantee or Agent

Subscribed and sworn to before

me by the said _____
this 10th day of May,
1993.

Notary Public Garden J. Moore

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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 AEI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]