

# UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor Burton L. Epstein married to Sheila Epstein and Lester R. Gordon married to Norma Gordon

of the County of Cook and the State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto LaSalle National Trust, N.A., a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 10th day of April 19 80 known as Trust Number 10-367-08-09, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1, EAST 1 FOOT OF LOT 1-1/2, LOT 3, 4, AND THE EAST 12-1/2 FEET OF LOT 5, LOTS 9, 10, 11 (EXCEPT THE WEST 15 FEET OF THE SOUTH 45 FEET OF LOTS 10 AND 11) LOT 12, LOTS 14 THROUGH 18 AND LOTS 19 THROUGH 22 IN BLOCK 4 OF COCHRAN'S SUBDIVISION ON BLOCK 11 ON CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to:

1. Taxes for the year 1993 and subsequent years.
2. Acts done or suffered by or judgments against said grantee
3. Rights of the public, the State of Illinois and the Municipality in and to approximately the North 6.60 feet of Lots 1, 1-1/2, 3, 4 and 5 aforesaid used for Hubbard Street, as disclosed by Survey 862206 dated August 20, 1986 prepared by Gremley & Dielermann, Inc.

Prepared By: William Woloshin, 69 West Washington, #600, Chicago, IL 60602  
Property Address: 1640 W. Kinzie, Chicago, IL 60622  
Permanent Real Estate Index No. 17-07-240-009,012, 018, 019, 032 and 034

To have and to hold the said premises 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 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 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 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 whom 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.

This is not homestead property  
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 10th day of August 19 94.

(SEAL) Burton L. Epstein  
Burton L. Epstein

(SEAL) Lester R. Gordon  
Lester R. Gordon

74-91-990-D2 - RF  
D2  
COOK COUNTY CLERK  
RECORDS SECTION  
74-91-990-D2 - RF  
D2

NOTARIAL PUBLIC  
STATE OF ILLINOIS  
94713389

State of Illinois  
County of Cook

**UNOFFICIAL COPY**

S.S.

MANUEL SOLOTKE

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

Burton L. Epstein married to Sheila Epstein and  
Lester R. Gordon married to Norma Gordon

personally known to me to be the same person S whose name S  
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 seal this 10th day of August A.D. 19 94

Manuel Solotke  
Notary Public.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
AUG 10 1994  
PA 10586

8 0 1 0 2  
COOK CO. NO. 016

**"OFFICIAL SEAL"**  
Manuel Solotke  
Notary Public, State of Illinois  
My Commission Expires Mar. 10, 1998

2 5 9 3 1 0  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP AUG 10 94  
PA 11427  
Cook County  
8 4 0 0

~~Exempt under provisions of Paragraph 4, Section 47  
Real Estate Transfer Tax Act~~

8/10/94 Date Henry Walker Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
2, SEC. 200.1-2 (B-6) OR PARA-  
GRAPH 2, SEC. 200.3-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

8/10/94 Henry Walker  
DATE BUYER, SELLER, REPRESENTATIVE

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1994 AUG 11 AM 9:28

94713989

94713989

**BOX 333-CT11**

**Deed in Trust**  
Warranty Deed

Address of Property

1640 West Kinzie

Chicago, IL 60622

To  
**LaSalle National Trust, N.A.**  
Trustee

Mail to:  
Manuel, Epstein + Stevenson  
attn: Henry A. Walker  
120 N. La Salle St  
Suite 2900  
Chicago, IL  
60602

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