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DEPT-01 RECORDING 129.50
140003 TRAM 5202 03/14/94 15:37:00
49382 FEB * 94-226682
COOK COUNTY RECORDER

TRUSTEE'S DEED

This Indenture made this 4th day of March, 1994, between LASALLE NATIONAL TRUST, N.A., a national banking association, Chicago Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of July, 1986 and known as Trust Number 111297, party of the first part, and Mid Town Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated 12/30/93 and known as Trust No. 1994

(Address of Grantee(s)): 2021 N. Clark Street, Chicago, Illinois 60614

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part the following described real estate, situated in Cook County, Illinois to wit:

UNIT NO. 3205 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. 90-35974, 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 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.

29.50
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100 East Huron Street Condominium Association

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Property of Cook County Clerk's Office

as
6262 SD

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR 14 '94
S.B. 11422

417.50



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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. 3205 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. 3205 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) the right and option of 700 Michigan Tower Partnership, an Illinois partnership ("Seller"), as beneficiary of Trustee, to repurchase the real estate conveyed herein on the terms and conditions set forth in that certain Purchase Agreement dated December 1, 1993, as it may be amended, between Seller and S. Jerome Levy, the terms of which are incorporated in Exhibit A attached hereto and which Grantee covenants are binding on Grantee and its successors and assigns by acceptance of a deed,~~ (12) Illinois Responsible Property Transfer Act of 1978 disclosure document; and (13) liens and other matters of title over which Near North National Title Corporation will insure at Seller's expense under Title Commitment No. N940407

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf of said party of the second part forever. Grantor also hereby grants to Grantee, or 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 aforementioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

Permanent Real Estate Index No. 17-10-105-014-1138

Address: 100 E. Huron, Unit 3205, Chicago, IL 60611

91220682

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to erect 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 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.

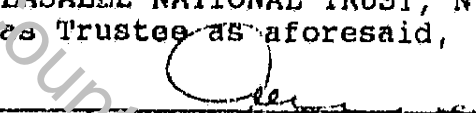
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced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

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

Assistant Secretary

LASALLE NATIONAL TRUST, N.A.
as Trustee as aforesaid,

Assistant Vice President

This instrument was prepared by:

Sue Ann Fishbein, Esq.
Rudnick & Wolfe
203 North La Salle Street
Chicago, Illinois 60601

La Salle National Trust, N.A.
Real Estate Trust Department
135 S. LaSalle Street
Chicago, Illinois 60690

AFTER RECORDING MAIL TO:

S. JEROME LEVY
35 E. WACKER DR
CHGO IL 60601

94220652



