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95066900

WARRANTY DEED

DEED IN TRUST

DEPT-01 RECORDING 129.00
T00012 TRAN 2098 01/27/95 15:15:00
#2094 + SK * -95-066900
COOK COUNTY RECORDER

THE GRANTOR, OAKCLUB Limited Partnership, a Delaware limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100 --- DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

LaSalle National Trust, N.A., (as Successor to LaSalle National Bank), Trust No. 119284, dated January 5, 1995, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-04-431-001, 17-04-431-002, 17-04-431-012, 17-04-431-015, 17-04-431-016, 14-04-431-017, 17-04-431-018

Address of Real Estate: 950-N. CLARK ST., Chicago, IL 60610

TO HAVE AND TO HOLD the said premises with its appurtenances upon the trusts and for the uses and purposes therein and in said trust agreement set forth.

SEE EXHIBIT I ATTACHED HERETO.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of OAK CLUB, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Assistant Secretary of OAK CLUB, INC., this 25th day of January, 1995.

OAKCLUB LIMITED PARTNERSHIP,
a Delaware limited partnership

By: OAK CLUB, INC., an Illinois Corporation,
its General Partner

By: Daniel E. McLean
Daniel E. McLean, President

Attest: Marilyn Walsh
Marilyn Walsh, Assistant Secretary

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CHIEF CLERK

THURSDAY JAN 27 1995

COOK
CL. NO. 015

037507



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 27 '95 DEPT. OF REVENUE
530.00

015660

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.D. 11424

JAN 27 '95



265.00

037507

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 27 '95
P.D. 11187
993.75

037507

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 27 '95
P.D. 11187
993.75

037507

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 27 '95
P.D. 11187
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 27 '95
P.D. 11187
993.75

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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of OAK CLUB, INC., and Marilyn Walsh personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the President and Assistant Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on January 25, 1995.

IMPRESS

NOTARIAL SEAL
HERE "OFFICIAL SEAL"
JACALYN M. FINKEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/25/96


Notary Public

My Commission Expires

This instrument was prepared by Anne B. Cottler, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: Douglas A. Hanson
1603 Arrington Ave #1140
Evanston, IL 60201

Send subsequent Tax Bill To:
Farida Ahmed
950-N. Clark Street
Chicago, IL 60610

95066900

[illegible]

RECEIVED
JAN 11 1964
U.S. AIR FORCE
HEADQUARTERS
AIR FORCE
WASHINGTON, D.C.

AMERICAN UNIVERSITY

This investment was pledged to the Chicago, Illinois office.

0-10-6300

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EXHIBIT J

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 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 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 it, 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.

And the said grantor hereby expressly waive and release 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.

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 13-B IN The Oak Club Condominium AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PORTIONS OF LOTS AND VACATED ALLEY IN SOUTHWORTH AND HOLMES SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 OF BUSHNELL'S ADDITION TO CHICAGO AND PORTIONS OF LOTS AND VACATED ALLEY IN THE SUBDIVISION OF THE SOUTH 1/2 OF BUSHNELLS ADDITION TO CHICAGO, ALL IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04052419, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, 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 OF CONDOMINIUM; AFORESAID, 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1994 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; AND RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE OAK CLUB CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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