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DEPT-01 RECORDING 127.50
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#5603 # CJ # -95-291253
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDERS USE ONLY

This Indenture, made this 1st day of May A.D. 1995 between LaSalle National Trust, N.A., a national banking association, Chicago, Illinois, as ^{successor} 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 19th day of December 1986, and known as Trust Number 111906 (the "Trustee"), and U.S. BANK, An Illinois Banking Corporation, as Trustee under trust agreement dated May 1, 1995 and known as Trust Number 3375 (the "Grantees") (Address of Grantee(s) 17130 Torrence Avenue, Lansing, IL 60438)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in COOK County, Illinois, to wit:

THE EAST 1/2 OF LOT 31 AND ALL OF LOT 32 IN EGAN'S SUBDIVISION OF BLOCK 25 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF BLOCK 16 IN DUNCAN'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

First American Title Grant # 1082300

95291253

SUBJECT TO: See Rider attached hereto and made a part hereof

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are recited on page 3 attached hereto and incorporated herein by reference.

Property Address 1015 West Jackson, Chicago, IL
Permanent Index Number 17-17-224-016
together with the tenements and appurtenances thereunto belonging.

27.50

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To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever

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. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee 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.

*to LaSalle National Bank
Attest:

LaSalle National Trust, N.A.

as Trustee as aforesaid,
successor*

By Rosemary Collins
Assistant Vice President

Nancy A. Stack
Assistant Secretary

This instrument was prepared by Rosemary Collins/kb
LaSalle National Trust, N.A.
Real Estate Trust Department
135 South LaSalle Street
Chicago, Illinois 60603-4192

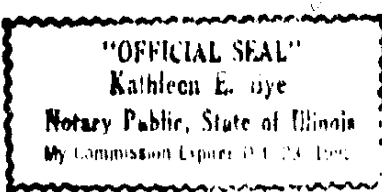
State of Illinois }
County of Cook } SS:

I, Kathleen E. Bye a Notary Public in and for said County,
in the State aforesaid, Do Hereby Certify that Rosemary Collins
Assistant Vice President of LaSalle National Trust, N.A., and Nancy A. Stack

Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth, and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of May A.D. 19 95

Kathleen E. Bye
Notary Public



Box No. 95291253
TRUSTEE'S DEED
Address of Property

LaSalle National Trust, N.A.

Trustee To

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

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EXHIBIT "A"

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 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 lease to commence in present or in 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 create easements or charges of any kind, to release, convey or assign any right, title or interest in or about or 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, rents, 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, rents 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, rents 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 issue in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

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Property of Cook County Clerk's Office

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RIDER

The Conveyance is made SUBJECT TO:

1. Covenants, conditions and restrictions of record.
2. Private, public and utility easements and roads and highways, if any.
3. Party wall rights and agreements, if any.
4. Existing leases and tenancies including the following:
 - Carla Walch d/b/a Carla Walch Modeling Consultants
 - Art Wise d/b/a Art Wise Studio
 - John Morrison d/b/a Morrison Photography
 - Charles Shapiro
5. Special taxes or assessments for improvements not yet completed.
6. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.
7. General taxes for the 1994 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1994.
8. Encroachment of building on the land over the west line a distance of 1/2 inch to 1 1/4 inches and over the south line thereof a distance of 6 inches at the southwest corner thereof.
9. Party wall and party wall rights on the dividing line between the east 1/2 and the of Lot 31 as contained in the agreement between Chester T. Drake and William W. Nutting recorded April 5, 1897 as Document 2518779.
10. Encroachment of 3 story brick building over the east line of Lot 32 a distance of 0.10 feet.

MAIL TO :

KENT NOVAK
100 N. LASALLE
SUITE 2200
CHICAGO, IL 60602

1st AMERICAN TITLE order # CC82300

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