

TRUSTEE'S DEED
IN TRUST

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MAIL RECORDED DEED TO:

CHICAGO TRUST CO.
171 N. CLARK
CHICAGO, IL 60601

97427561

OR:

Send Subsequent Tax Bills For

CHICAGO TRUST CO.
171 N. CLARK
CHICAGO, IL 60601

. DEPT-01 RECORDING 627
. T60009 TRAN 9015 06/16/97 10:49:0
. 49303 RC *-97-42756
. COOK COUNTY RECORDER

LTC
96044PX

THIS INDENTURE, made this 6th day of June, 1997, between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, 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 19th day of July, 1993, and known as Trust Number 1-2212, party of the first part, and

THE CHICAGO TRUST COMPANY AS TRUSTEE
171 North Clark, Chicago, Illinois 60601

(Name and address of Grantee)

as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of May, 1997, and known as Trust Number 1104022, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths---(\$10.00)---Dollar 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:

LAWYERS TITLE INSURANCE CORPORATION

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

together with the tenements and appurtenances thereunto belonging.

The grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Permanent Real Estate Index Number(s): 17-16-402-024 and 17-16-402-025 ✓
Address(es) of Real Estate: Unit 304, 161 West Harrison Street, Chicago, Illinois 60605 ✓

THE TERMS AND CONDITIONS APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

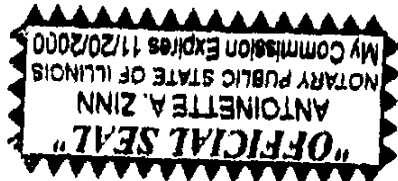
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

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 present or future, 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.



STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Officers of said Bank, 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 they signed and delivered the said instrument as such officers of said Bank and caused the Corporate Seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 6th day of June, 1997.

Notary Public

BRIDGEVIEW BANK & TRUST

as Trustee as aforesaid

By

[Signature]

Vice President

Attest

[Signature]

Trust Officer

97427561

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

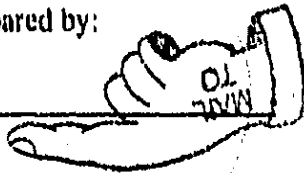
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Trust Officer, the day and year first above written.

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 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 or such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

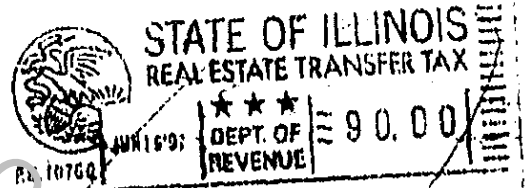
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "within limitation", or words of similar import, in accordance with the statute in such case made and provided.

This Instrument was prepared by:

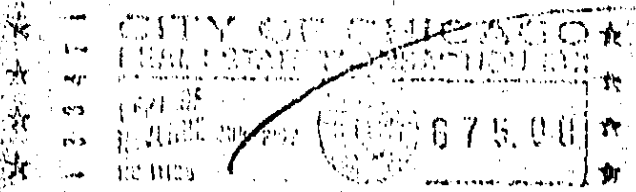
Joan Western



BRIDGEVIEW BANK & TRUST
7940 South Harlem Avenue
Bridgeview, Illinois 60455



Buyer, Seller or Representative



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EXHIBIT "A"

Legal Description

Units 304 in the Market Square Lofts Condominium as delineated on a survey of the following described real estate: PARCEL 1: Lot 2 (except the West 4 feet) and Lot 5 (except the West 4 feet) and Lot 8 (except the West 4 feet) in Subdivision of Block 101 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. PARCEL 2: Lot 11 (except the West 4 feet) and the North 2/3 of Lot 14 (except the South 22.3 feet and except except the West 4 feet thereof) in Block 101 in School Section Addition to Chicago, all in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as Document Number 97225742, as amended from time to time, together with its undivided percentage interests in the common elements.

Grantor hereby grants to the 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 successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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.

The Tenant, if any, of Unit No. 304 either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants For Market Square Lofts Condominium ("Declaration of Condominium") and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed of grantee, if any; (j) general taxes for the year 1996 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; and to existing tenant lease and existing landy lease; (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (o) leases and licenses affecting the Common Elements.

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