

UNOFFICIAL COPY

99974187

8384/0182 27 001 Page 1 of 5
1999-10-18 12:56:10
Cook County Recorder 29.00



DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation, ("Grantor"), whose mailing address is

450 N. Cityfront Plaza Drive, Suite 440, Chicago, Illinois hereby transfers, conveys and warrants its undivided interest to AMERICAN NATIONAL BANK AND TRUST COMPANY, as Trustee under Trust Agreement dated July 27, 1999 and known as Trust No. 125230-07 ("Grantee"), whose mailing address is 33 North LaSalle St., Chicago, Illinois, Grantor's entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property 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 the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this

Exempt under provisions of Paragraph B, Section 4,
Real Estate Transfer Tax Act.

154355

BOX 333

① ALL

783/335 LMT DI

5

Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

Each then acting individual Trustee may from time to time (1) designate a successor or series of successors to fill a vacancy in the office of such Trustee and (2) revoke, in whole or part, a designation previously made by such Trustee. The oldest unrevoked designation, whether made by a current or prior trustee, shall have priority.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust on October 15, 1999.

By: THE UNIVERSITY OF CHICAGO

Grantor: _____

Name: Philip Halpern

Its: Vice President and Chief Investment Officer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

City of Chicago
Dept. of Revenue
213677
10/15/1999 14:37



Real Estate
Transfer Stamp
\$12,000.00
Batch 05019 33

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Philip Halpern, a Vice President and Chief Investment Officer of THE UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Philip Halpern a Vice President and Chief Investment Officer of THE UNIVERSITY OF CHICAGO, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of THE UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 15th day of October, 1999.



[Signature]
Notary Public

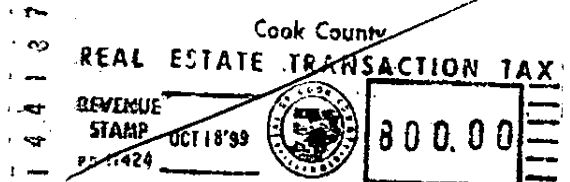


EXHIBIT A

LOTS 1, 2, 5, 6 AND 9 IN BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO SUBDIVISION LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOTS 3, 4, 7, 8 AND 10 TO 19 INCLUSIVE IN SAID BLOCK 4 (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART THEREOF LYING NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF LOT 1 IN SAID BLOCK 4, SAID LINE BEING THE WEST LINE OF NORTH MICHIGAN AVENUE, 44.01 FEET NORTH OF THE SOUTH EAST CORNER OF LOT 5; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES WITH SAID EAST LINE OF LOT 1 A DISTANCE OF 40.67 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING WITH THE LAST DESCRIBED LINE AN ANGLE OF 143 DEGREES 3 MINUTES 30 SECONDS TO THE SOUTH EASTERLY LINE OF RIVER STREET; AND FURTHER EXCEPTING FROM SAID PROPERTY A PORTION OF SAID LOT 2 IN BLOCK 4 AND OF SUB LOT 1 OF SAID RESUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF RIVER STREET WITH THE SOUTHERLY LINE OF THE PLAZA (CREATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED MARCH 23, 1914 FOR THE OPENING AND WIDENING OF MICHIGAN AVENUE) AND RUNNING THENCE SOUTH EASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 49.139 FEET TO ITS INTERSECTION WITH A LINE DRAWN 4.833 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE PLAZA ABOVE DESCRIBED; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 0.901 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN 0.542 FEET SOUTHERLY FROM AND PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF PLAZA, A DISTANCE OF 25.076 FEET TO ITS INTERSECTION WITH A LINE DRAWN 23.343 FEET SOUTHEASTERLY FROM AND PARALLEL WITH SAID SOUTH EASTERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 4.833 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN 5.375 FEET SOUTHERLY FROM AND PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF PLAZA, A DISTANCE OF 23.343 FEET TO ITS INTERSECTION WITH THE SAID SOUTH EASTERLY LINE OF RIVER STREET AND THENCE NORTH EASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 5.375 FEET TO THE POINT OF BEGINNING) ALSO A PORTION OF LOTS 1 AND 2 IN SAID BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE PLAZA (CREATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO PASSED MARCH 23, 1914, FOR THE OPENING AND WIDENING OF NORTH MICHIGAN AVENUE) WHICH POINT IS 22.933 FEET WEST OF SAID WEST LINE OF SAID NORTH MICHIGAN AVENUE AND RUNNING THENCE NORTH ON A LINE PARALLEL WITH SAID WEST LINE A DISTANCE OF 4.833 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF PLAZA, A DISTANCE OF 24.164 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY LINE OF PLAZA; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 8.041 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY LINE OF PLAZA; AND THENCE EAST ON SAID SOUTH LINE A DISTANCE OF 17.737 FEET TO THE PLACE OF BEGINNING; ALSO THE NORTHEASTERLY 1/2 OF LOT 4 ADJOINING LOT 3 IN

UNOFFICIAL COPY

LOOMIS AND OTHERS RESUBDIVISION OF LOTS 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (EXCEPTING FROM ALL OF THE ABOVE THE BUILDINGS AND IMPROVEMENTS THEREON)

PIN Nos.: 17-10-300-001-0000; 17-10-300-002-0000; 17-10-300-003-0000; 17-10-300-004-0000

Address of real estate: 360 North Michigan Avenue
Chicago, Illinois

This instrument was prepared by: Peter A. Sarasek, Esq.
Quarles & Brady, LLP
500 West Madison Street
Suite 3700
Chicago, Illinois 60661

Mail to and send subsequent
tax bills to: ~~Howard Richard, Esq.~~
~~Katten, Muchin & Zavis~~
~~515 W. Monroe Street~~
~~Suite 1600~~
~~Chicago, Illinois 60661~~

EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes for 1999 and subsequent years, not yet due and payable
2. Lease dated May 1, 1959, as amended by document dated November 8, 1965 originally between American National Bank and Trust Company of Chicago as Trustee under Trust Number 14161, as Lessor, and Etta Friedlander, as Lessee, as thereafter assigned.
3. Existing unrecorded subleases.
4. Perpetual easement for a passageway on lower level of plaza created by Document 7599574 and confirmed by Document 7600263.
5. Rights of the public and the City of Chicago in and to sidewalk area located on lower level of plaza.
6. Ordinance recorded May 22, 1996 designating the land as a Chicago landmark.
7. Encroachment of the 8" concrete block wall with fence located on the land onto the property northwesterly and adjoining by approximately 0.26 to 0.31" as shown on survey prepared by Zarko Sekerez & Associates dated August 25, 1999.
8. Encroachment of the 1" concrete wall located on the land onto the private alley south and southwesterly as shown on Plat of Survey prepared by Zarko Sekerez & Associates dated August 25, 1999.