

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Corporation)

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THE GRANTOR ~~TRUSTEE~~ David Abrams, Assignee for Benefit of Creditors of ASG Sherman Graphics, Inc., 39 S. LaSalle, Ste. 1410, Chicago, IL 60603

of the City of Chicago County of Cook

State of Illinois for the consideration of

Ten and No/100 DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY S and QUIT CLAIM S to

Vision.ps, LLC
limited liability company

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 208 S. Jefferson, Chicago, IL

all interest in the following described Real Estate situated in the County of Cook

in State of Illinois, to wit:

See Exhibit "A" attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-23-405-065-0000

Address(es) of Real Estate: 3365 N. Drake & 3415 N. Drake, Chicago, IL 60618

Dated this _____ day of August, 19 2001

David Abrams, ~~TRUSTEE~~ Assignee for the Benefit of Creditors of ASG Sherman Graphics, Inc. (SEAL)

By: D. Abrams
David Abrams, Assignee ~~TRUSTEE~~ (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)



Above Space for Recorder's Use Only

7938772

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QUIT CLAIM DEED
Individual to Corpor

STATE TAX

STATE OF ILLINOIS



AUG. 28. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030065

REAL ESTATE
TRANSFER TAX

0098700

FP326660

TO

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 28. 01

REVENUE STAMP

0000061518

REAL ESTATE
TRANSFER TAX

0049350

FP326670

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 28. 01

REVENUE STAMP

0000061502

REAL ESTATE
TRANSFER TAX

0018150

FP326670

City of Chicago
Dept. of Revenue
259553



Real Estate
Transfer Stamp
\$10,125.00

08/28/2001 15:48 Batch 05089 32

STATE TAX

STATE OF ILLINOIS



AUG. 28. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030049

REAL ESTATE
TRANSFER TAX

0036300

FP326660

State of Illinois, County of Illinois ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that David Abrams, TRUSTEE-Assignee for Benefit of Creditors of ASG Sherman Graphics, Inc.

personally known to me to be the same person _____ whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ he signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of August 19 2001

Commission expires 9/29/04 to Inez K. Tremain, Tishler & Wald, LLC NOTARY PUBLIC

This instrument was prepared by 200 S. Wacker Dr., Suite 2600, Chicago, IL 60606
(Name and Address)

Michael S. Roberts

(Name)
Connelly, Roberts &
McGivney, LLC

MAIL TO:

(Address)
One N. Franklin, Suite 1200
Chicago, IL 60606

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Vision.ps, LLC

(Name)

208 S. Jefferson

(Address)

Chicago, IL 60601

(City, State and Zip)

Attention: Douglas Powell

OR

RECORDER'S OFFICE BOX NO. _____

OFFICIAL SEAL
REGINA E. CHOLSTON
Notary Public, State of Illinois
My Commission Expires 9/29/04
HERE

0010796047

LEGAL DESCRIPTION

3365 - 3415 North Drake
Chicago, Illinois 60618

PARCEL 1:

THAT PART OF BLOCK 2 IN EATON AND HALE'S ADDITION TO GRANDVIEW, BEING A SUBDIVISION OF SUB-LOT 2, IN ASSESSOR'S DIVISION OF LOT 16 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 2 AND OF VACATED ROSCOE STREET IN SAID SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NORTH AVONDALE AVENUE, AS OPENED BY DOCUMENT NUMBER 1185670, WHICH IS 212 FEET EAST OF THE EAST LINE OF NORTH DRAKE AVENUE (AS MEASURED ON A LINE PARALLEL WITH THE NORTH LINE OF WEST HENDERSON STREET); THENCE SOUTH, PARALLEL WITH SAID EAST LINE OF NORTH DRAKE AVENUE, A DISTANCE OF 99.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY HAVING A RADIUS OF 349.76 FEET TO THE CENTER ANGLE OF SAID ARC, THE CIRCLE BEING 15 DEGREES 40 MINUTES 12 SECONDS, A DISTANCE OF 95.66 FEET TO A POINT OF TANGENCY IN A LINE THAT IS 225 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF NORTH DRAKE AVENUE (AS MEASURED PARALLEL TO SAID NORTH LINE OF HENDERSON STREET); THENCE SOUTH ALONG SAID LINE 25 FEET TO A POINT THAT IS 356.60 FEET NORTH OF SAID NORTH LINE OF HENDERSON STREET (AS MEASURED PARALLEL WITH THE SAID EAST LINE OF DRAKE AVENUE); THENCE EAST PARALLEL WITH SAID NORTH LINE OF HENDERSON STREET, A DISTANCE OF 0.40 OF A FOOT; THENCE SOUTH PARALLEL TO SAID EAST LINE OF DRAKE AVENUE, 46.30 FEET TO A POINT IN A LINE THAT IS 310.30 FEET NORTH OF THE NORTH LINE OF HENDERSON STREET (AS MEASURED PARALLEL WITH SAID EAST LINE OF DRAKE AVENUE); THENCE WEST PARALLEL TO SAID NORTH LINE OF HENDERSON STREET, 91.52 FEET TO A POINT IN A DIAGONAL LINE THAT IS DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 13 IN SAID BLOCK 2 (SAID POINT BEING 117.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT) TO A POINT IN THE NORTH LINE OF LOT 29, IN BLOCK 3 IN SAID SUBDIVISION (SAID POINT BEING 5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT); THENCE NORTHWESTERLY ALONG SAID DIAGONAL LINE, 26.91 FEET TO THE AFORESAID POINT IN THE SOUTH LINE OF LOT 13; THENCE NORTHWESTERLY 91.97 FEET TO A POINT IN A LINE THAT IS 409.41 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF HENDERSON STREET (AS MEASURED PARALLEL WITH SAID EAST LINE OF DRAKE AVENUE), SAID POINT BEING 68.88 FEET EAST OF THE SAID EAST LINE OF DRAKE AVENUE (AS MEASURED PARALLEL WITH SAID NORTH LINE OF HENDERSON STREET); THENCE EAST ALONG SAID PARALLEL LINE 130.17 FEET TO AN INTERSECTION WITH A DIAGONAL LINE THAT IS DRAWN FROM A POINT 205.92 FEET EAST OF SAID EAST LINE OF DRAKE AVENUE AND 356.60 FEET NORTH OF SAID NORTH LINE OF HENDERSON STREET (ALL MEASURED PARALLEL TO THE AFORESAID STREETS) TO A POINT THAT IS 190 FEET EAST OF SAID EAST LINE OF DRAKE AVENUE AND 479 FEET NORTH OF SAID NORTH LINE OF HENDERSON STREET (ALL MEASURED PARALLEL TO SAID STREETS); THENCE NORTHWESTERLY ALONG SAID DIAGONAL LINE, 70.22 FEET TO THE AFORESAID POINT 190 FEET EAST AND 479 FEET NORTH; THENCE NORTH PARALLEL WITH SAID EAST LINE OF DRAKE AVENUE, 86 FEET; THENCE NORTHWESTERLY 32.37 FEET TO A POINT IN THE AFORESAID SOUTHERLY LINE OF NORTH AVONDALE AVENUE, 35 FEET NORTHWESTERLY OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID LINE 35 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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UNOFFICIAL COPY**PARCEL 2**

A PART OF BLOCK 3 AND OF VACATED ALLEY IN SAID BLOCK AND OF VACATED ST. LOUIS AVENUE, AND VACATED ROSCOE STREET ALL IN EATON AND HALES ADDITION TO GRAND VIEW, BEING A SUBDIVISION OF SUB-LOT 2 OF ASSESSOR'S DIVISION OF LOT 16 OF ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF VACATED ST. LOUIS AVENUE, 209.82 FEET, NORTH OF THE NORTH LINE OF HENDERSON STREET, THENCE WEST AT RIGHT ANGLES 224.28 FEET TO AN INTERSECTION WITH A DIAGONAL LINE (WHICH LINE IS DRAWN FROM A POINT IN THE NORTH LINE OF LOT 29 IN SAID BLOCK, 5 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE WEST LINE OF LOT 27 IN SAID BLOCK, 61 FEET SOUTH OF THE NORTHWEST CORNER THEREOF); THENCE NORTHWESTERLY ALONG SAID DIAGONAL LINE A DISTANCE OF 70.74 FEET TO SAID POINT IN SAID NORTH LINE OF LOT 29; THENCE NORTHWESTERLY ALONG ANOTHER DIAGONAL LINE (WHICH INTERSECTS THE SOUTH LINE OF LOT 13 IN BLOCK 2 IN SAID SUBDIVISION 117.54 FEET EAST OF THE SOUTHWEST CORNER THEREOF) A DISTANCE OF 56.48 FEET TO A POINT IN A LINE THAT IS 310.30 FEET NORTH OF (AS MEASURED ON THE SAID CENTER LINE OF ST. LOUIS AVENUE) AND PARALLEL TO THE SAID NORTH LINE OF HENDERSON STREET; THENCE EAST ALONG SAID PARALLEL LINE, 300.50 FEET TO THE AFORESAID CENTER LINE OF ST. LOUIS AVENUE; THENCE SOUTH ALONG SAID CENTER LINE 100.48 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 (TAKEN AS A TRACT) FOR INGRESS AND EGRESS OVER THAT PART OF VACATED ST. LOUIS AVENUE, AS LAID OUT IN HALL'S SUBDIVISION OF LOT 10 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SAID ST. LOUIS AVENUE AND THE SOUTHERLY LINE OF AVONDALE AVENUE; THENCE SOUTH ON SAID CENTER LINE, 162 FEET; THENCE EAST AT RIGHT ANGLES TO SAID CENTER LINE, 16 FEET; THENCE NORTH, PARALLEL WITH SAID CENTER LINE, 149.30 FEET TO SAID SOUTHWESTERLY LINE OF AVONDALE AVENUE; THENCE NORTHWESTERLY, 20.43 FEET TO THE POINT OF BEGINNING, AS CREATED BY TRUSTEE'S DEED RECORDED MAY 15, 1989 AS DOCUMENT 89216708 IN COOK COUNTY, ILLINOIS.

PIN: 13-23-405-065-0000

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