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0020331864

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2002-03-25 08:07:53
Cook County Recorder 29.00



0020331864



TRUSTEE'S DEED

This Indenture, made this 19th day of March, 2002 between Cole Taylor Bank,* an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 18th day of April, 1956 and known as Trust

Number 13984, of the first part and Angell Realty II, LLC, party of the second part.

Address of Grantee(s): 4140 West Fullerton Avenue, Chicago, Illinois 60639

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Exempt under 35 ILCS 2007 31-45 (e)
3/19/02
Date
Buster G. Miller or Agent

P.I.N. 13-27-415-018; -19; -048

SUBJECT TO: General Taxes for 2001 and subsequent years, covenants, conditions, restrictions and easements of records.

*As Successor Trustee to Harris Trust and Savings Bank, as Trustee and not personally

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereunto enabling.

See Reverse

BOX 333-CTY

7971952, 607, 2072

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In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Sr. Trust Officer, the day and year first above written.

COLE TAYLOR BANK,
As Trustee, as aforesaid,

By: _____
Vice President

Attest: _____
Sr. Trust Officer

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby Certify, That Mario V. Gotanco, Vice President and Linda L. Horcher, Sr. Trust Officer of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President and Sr. Trust Officer respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Sr. Trust Officer did also then and there acknowledge that said Sr. Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own 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 Notarial seal this 19th day of March, 2002.

Notary Public



20331864

Mail to and mail tax bills to:
McBarnett Will + Every
227 W Monroe
Chicago, IL 60606
Attn: Shannon Walsh

Address of Property:
4140 West Fullerton Avenue
Chicago, Illinois 60639

This instrument was prepared by:
Mario V. Gotanco
Cole Taylor Bank
111 W. Washington Street, Suite 650
Chicago, Illinois 60602

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EXHIBIT "A"

PARCEL 1:

THAT PART OF LOT 3 IN JAMES W. HEDENBERG'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 3, 120 FEET WEST OF THE EAST LINE OF SAID LOT 3, AND RUNNING THENCE WESTERLY FROM SAID POINT ALONG THE SOUTH LINE OF SAID LOT 3, 173.43 FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 3, 243.80 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 368.26 FEET TO A POINT ON THE EAST LINE OF THE WEST 173.41 FEET OF THE EAST 293.43 FEET OF SAID LOT 3, WHICH SAID POINT IS 557.41 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3; AND RUNNING THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID WEST 173.43 FEET, 557.41 FEET TO THE PLACE OF BEGINNING; ALSO KNOWN AS LOT 7 OF OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT IN THE SOUTH EAST 1/4 OF SECTION 27 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1925 IN BOOK 218 OF PLATS, PAGES 22 TO 28, AS DOCUMENT 8986164, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 (EXCEPT THE SOUTH 197.36 FEET AND THE WEST 61 FEET THEREOF); AND THAT PART OF LOT 5 LYING SOUTH OF A LINE 66.62 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 (EXCEPTING THEREFROM THE WEST 61 FEET THEREOF); AND LOT 4 (EXCEPTING FROM SAID LOT 4 THE PIECE IN THE NORTHEASTERLY CORNER CONVEYED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY BY DEED RECORDED APRIL 19, 1929 AS DOCUMENT 9658125); ALL IN OWNERS DIVISION OF HEALY INDUSTRIAL DISTRICT COMPRISING CERTAIN TRACTS OF LAND IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 1925, AS DOCUMENT 8986164, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERPETUAL EASEMENT FOR THE BENEFIT OF THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT:

TRACT A - ALL OF LOT 6 AND THAT PART OF LOTS 5 AND 4 IN OWNERS DIVISION AFORESAID LYING SOUTH OF A LINE DRAWN PARALLEL TO AND 66.62 FEET NORTH OF SOUTH LINES LOTS 5 AND 4 AFORESAID. ON AND OVER THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT:

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TRACT B - THAT PART OF LOT 5 OF OWNERS DIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN WEST LINE OF SAID LOT 5 OF OWNER'S DIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN WEST LINE OF SAID LOT 5 OF OWNER'S DIVISION AFORESAID 46 FEET SOUTH OF NORTH WEST CORNER THEREOF RUNNING THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 170.31 FEET, THENCE NORTH EASTERLY ON A CURVED LINE CONVEX SOUTH EASTERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 350.26 FEET A DISTANCE OF 117.82 FEET, THENCE NORTH EASTERLY ON A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVED LINE A DISTANCE OF 32.88 FEET TO EAST LINE OF SAID LOT 5 IN OWNER'S DIVISION AFORESAID, THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 2.49 FEET, THENCE SOUTH WESTERLY ALONG SOUTH EASTERLY CURVED LINE OF SAID LOT 5, BEING A CURVED LINE CONVEX NORTH WESTERLY AND HAVING A RADIUS OF 381.52 FEET A DISTANCE OF 321.44 FEET, THENCE WEST ON A LINE PARALLEL TO NORTH LINE OF SAID LOT 5 A DISTANCE OF 107.44 FEET TO WEST LINE OF SAID LOT 5, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 204.38 FEET TO PLACE OF BEGINNING. EXTENDING FROM THE WEST LINE OF SAID LOT 5 OF OWNERS DIVISION AFORESAID TO THE SOUTH EASTERLY LINE OF SAID LOT 5, FOR THE NORTH HALF OF A PRIVATE ROADWAY 20 FEET IN WIDTH WHICH ROADWAY SHALL BE USED IN COMMON FOR INGRESS, EGRESS AND TRAVEL BY FOOT OR BY VEHICLES BY ALL THE OWNERS AND OCCUPANTS OF TRACTS A AND B ABOVE DESCRIBED WHICH SAID EASEMENT WAS CREATED BY GRANT FROM ILLINOIS TOOL WORKS (ILLINOIS CORPORATION) TO BIRTMAN ELECTRIC COMPANY (ILLINOIS CORPORATION) DATED AUGUST 4, 1947 AND RECORDED SEPTEMBER 3, 1947 AS DOCUMENT 14135515, ALL IN COOK COUNTY, ILLINOIS.

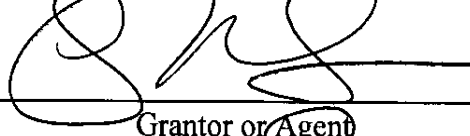
PARCEL 4:

A PERPETUAL EASEMENT ON AND OVER THE NORTHERLY 10 FEET OF THAT PART OF SAID LOT 5 LYING SOUTH OF A LINE DRAWN PARALLEL TO AND 66.62 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5, EXTENDING FROM THE WEST LINE OF SAID LOT 5 TO THE WESTERLY LINE OF PARCEL 2 ABOVE DESCRIBED, FOR THE SOUTH HALF OF A PRIVATE ROADWAY 20 FEET IN WIDTH, WHICH ROADWAY SHALL BE USED IN COMMON FOR INGRESS AND EGRESS AND TRAVEL BY FOOT OR BY VEHICLES BY ALL THE OWNERS AND OCCUPANTS OF THE PREMISES HEREIN CONVEYED, BY ALL THE OWNERS AND OCCUPANTS OF SAID LOTS 6, 5 AND 4, AND AS PROVIDED IN SAID DOCUMENT 14135515.

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STATEMENT BY GRANTOR AND GRANTEE


The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

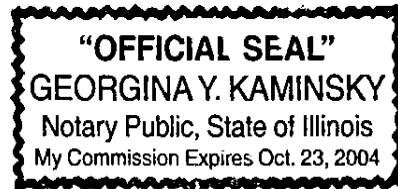
Dated: 3/19/02 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said

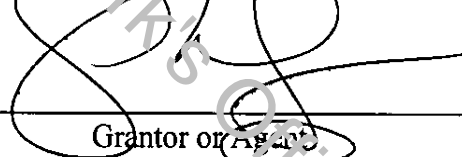
SHANNON WALSH

this 19TH day of MARCH, 2002


Notary Public



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

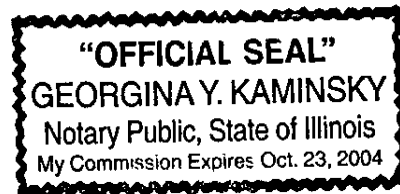
Dated: 3/19/02 Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said

SHANNON WALSH

this 19TH day of MARCH, 2002


Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.