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02-07184B
SUBURBAN BANK & TRUST COMPANY
TRUSTEE'S DEED

3318/0140 26 001 Page 1 of 6
2002-11-20 14:39:31
Cook County Recorder 34.50



0021287024

THE GRANTOR, SUBURBAN BANK & TRUST COMPANY, an Illinois Banking Corporation, as Successor Trustee to St. Paul Trust Co., as Successor Trustee to Beverly Trust Co., as Trustee,

under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 18th day of October, 1993, and known as Trust Number 8-9407, for the consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims to ZOMAC PROPERTIES, LLC, an Illinois limited liability company

_____ party of the second part, whose address is 430 TAPSCOTT ROAD, SCARBOROUGH, ONTARIO, CANADA M1B1Y4, the following described real estate in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: TITLE EXCEPTIONS ENUMERATED IN EXHIBIT B

Street Address of Property: 8754 S. DOBSON AVE., CHICAGO; 8930 S. DOBSON AVE. CHICAGO
Permanent Tax Number: 25-02-102-037; 25-02-102-038

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises 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, of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Trust Officer this 1st day of November, 2002.

SUBURBAN BANK & TRUST COMPANY, as Trustee as aforesaid

BY: Rosemary Meyer
Trust Officer

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Lawyer's Title Insurance Corp.

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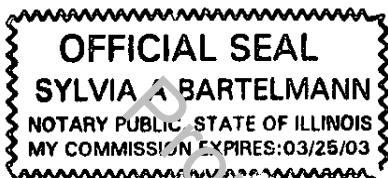
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared ROSEMARY MAZUR, known to me to be the Trust Officer of SUBURBAN BANK & TRUST COMPANY, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Given under my hand and notarial seal this 1st day of November, 2002.



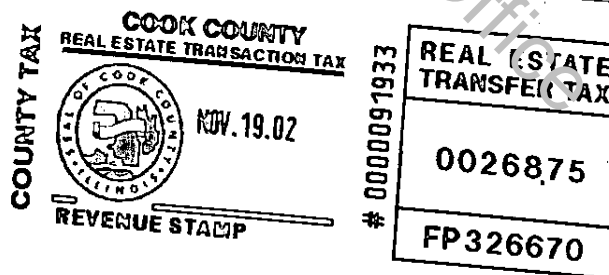
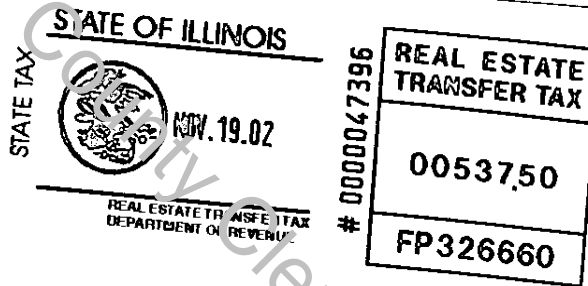
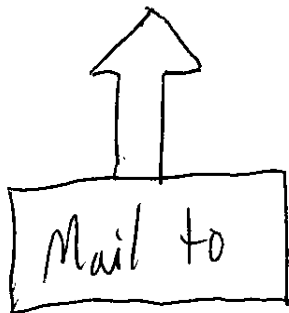
Sylvia A. Bartelmann
Notary Public

Mail this recorded instrument to:

Morrie Much
Much Shelist Freed Denenberg
Ament & Rubenstein, P.C.
200 N. LaSalle Street
Suite 2100
Chicago, IL 60601

This instrument was prepared by:

Sylvia Bartelmann
Suburban Bank & Trust Company
10312 S. Cicero Avenue
Oak Lawn, Illinois 60453



City of Chicago
Dept. of Revenue
293782



Real Estate
Transfer Stamp
\$4,031.25

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UNOFFICIAL COPY**EXHIBIT A**

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LEGAL DESCRIPTION**Parcel 1:**

A tract or parcel of land located in the Northwest 1/4 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point 633.00 Feet perpendicularly distant Southerly from the North line of said Section and 420.00 Feet West of the West line of South Greenwood Avenue, in the City of Chicago, said point being the Southeasterly corner of the property conveyed by the Illinois Central Railroad Company to William J. Nealon by Deed dated May 3, 1946 and recorded September 10, 1946 as Document Number 13889201; Thence South 00 Degrees, 07 Minutes and 00 Seconds East along the West line of South Dobson Avenue, a distance of 363.41 Feet; Thence North 90 Degrees, 00 Minutes and 00 Seconds West to a point 73.00 Feet Easterly of the Illinois Central Company's Loop Track; Thence North 00 Degrees, 12 Minutes and 06 Seconds East, a distance of 363.41 Feet to the Southwesterly corner of said William J. Nealon Property; Thence South 90 Degrees, 00 Minutes and 00 Seconds East along the Southerly line of said William J. Nealon Property, a distance of 273.60 Feet to the place of beginning, in Cook County, Illinois.

PIN: 25-02-102-037

Parcel 2:

A tract or parcel of land located in the Northwest 1/4 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Commencing at a point 633.00 Feet perpendicularly distant Southerly from the North line of said 1/4 Section and 420.00 Feet West of the West line of South Greenwood Avenue, in the City of Chicago, said point being the Southeasterly corner of the property conveyed by the Illinois Central Railroad Company to William J. Nealon by Deed dated May 3, 1946 and recorded September 10, 1946 as Document Number 13889201; Thence South 00 Degrees 07 Minutes and 00 Seconds East along the West line of South Dobson Avenue, a distance of 363.41 Feet to the point of beginning; Thence continuing South 00 Degrees, 07 Minutes and 00 Seconds East along the West line of said South Dobson Avenue a distance of 491.49 Feet; Thence North 43 Degrees, 57 Minutes and 13 Seconds East along the Southeasterly line of said South Dobson Avenue, a distance of 43.13 Feet; thence continuing South 00 Degrees 07 Minutes and 00 Seconds East, a distance of 17.94 Feet to a point of intersection with a curved line; Thence Southwesterly along the arc of a circle, convex to the Southeast, having a radius of 441.68 Feet, a chord bearing of South 39 Degrees, 21 Minutes and 34 Seconds West, a distance of 150.82 Feet to a point of tangency; Thence South 49 Degrees, 08 Minutes and 31 Seconds West along a line which is 15.00 Feet Northwesterly of and parallel with the center line of the Illinois Central Railroad Company's Industry Lead Track, a distance of 275.31 Feet to a point of intersection with a curved line, Thence Northwesterly along the arc of a circle, convex to the Southwest, having a radius of 351.83 Feet, a chord bearing of North 16 Degrees, 44 Minutes and 53 Seconds West, 70.00 Feet Northeasterly of and parallel with the center line of the Illinois Central Railroad Company's Loop Track, a distance of 341.04 Feet; Thence North 11 Degrees, 12 Minutes and 40 Seconds East, a distance of 469.55 Feet to a point that is 73.00 Feet Easterly of the center line of said Loop Track; Thence South 90 Degrees, 00 Minutes and 00 Seconds East along a line

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parallel with the North of said 1/4 Section, a distance of 275.62 Feet to the point of beginning, in Cook County, Illinois.

PIN: 25-02-102-037 & 25-02-102-038

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EXHIBIT B

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TITLE EXCEPTIONS

1. General taxes for those years not yet due and payable.
2. Encroachment of the chain link fence located mainly on the property Southwesterly and adjoining over and onto Parcel II as disclosed by survey made by Accurate Survey Service, Inc., dated August 13, 2002, Project No. 02-1141.
3. Possible rights of the owners of the switch and spur tracks located on Parcel II or to the removal of said tracks from the land, as shown on the survey made by James, Schaeffer and Schimming, Inc., dated October 6, 1993, and survey prepared by Accurate Survey Service, Inc., dated August 13, 2002, Project No. 02-1141.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

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STATE OF ILLINOIS

COUNTY OF COOK

} SS

Christopher J. Corbett, as Assistant Vice President of **SOFT SHEEN/CARSON, INC.**, a Delaware corporation, having an address of 575 Fifth Avenue, New York, New York 10017, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SOFT SHEEN/CARSON, INC., a Delaware corporation

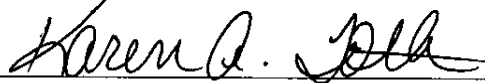
By: PIPER RUDNICK

By: 

Alison Mitchell, Esq.

SUBSCRIBED AND SWORN to before me this 7th

day of Noyember, 2002.


Notary Public

