

2 of 9  
02-17706

TRUSTEE'S  
DEED



0021432119

This indenture made this 16th day of December, 2002, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002, and known as Trust Number 1110819, party of the first part, and **HCRI ILLINOIS PROPERTIES, LLC.**, a Delaware limited liability company, whose address is: One Sea Gate, P.O. Box 1475, Suite 1500, Toledo, Ohio 43603, party of the second part.

Lawyers Title Insurance Corporation

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate ("real estate"), situated in the City of Chicago, Cook County, Illinois, to wit:

The legal description of the real estate is set forth on Exhibit A attached hereto and incorporated herein and made a part of this Trustee's Deed

Common address: 4501 North Winchester Avenue, Chicago, Illinois 60640  
Permanent Index Number: 14-18-213-002-0000, 14-18-213-003-0000, 14-18-213-004-0000, 14-18-213-005-0000, 14-18-213-006-0000 and 14-18-213-007-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority

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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 Grant and Reservation of Easements Pertaining To the Project Commonly Known As Ravenswood Town Center, dated December 16, 2002, and executed by Chicago Title Land Trust Company, as Trustee Under a Trust Agreement Dated May 1, 2002 and Known As Trust Numbered 1110819, recorded in the Office of the Cook County Recorder of Deeds, concurrently herewith, as document numbered 0021432118 ("Declaration of Easements"), which is incorporated herein by reference thereto.

That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, as easements appurtenant to the real estate hereby conveyed the easements created by said Declaration of Easements for the benefit of the party of the second part, and its grantees, mortgagees, successors and assigns.

That said party of the first part reserves to itself, its grantees, mortgagees, successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration of Easements, the easements thereby created for the benefit of said remaining parcels described in said Declaration of Easements.

**IN WITNESS WHEREOF**, said party 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: [Signature]  
Assistant Vice President

Attest: [Signature]  
Assistant Secretary



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This instrument was prepared by:  
Carrie Cullinan Barth  
Chicago Title Land Trust Company  
171 N. Clark Street ML09LT  
Chicago, IL 60601-3294

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AFTER RECORDING, PLEASE MAIL TO:  
Thomas J. Kelly, Esq.  
Pedersen & Houpt, P.C.  
161 North Clark Street; Suite 3100  
Chicago, Illinois 60601



Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description of Real Estate

Lots 1, 2 and 3 of Samuel Brown Jr.'s Subdivision of Lots 13 and 14 in Block 14 in Ravenswood being a Subdivision of part of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with Lots 1 and 2 in Felix Canda's Resubdivision of Lot 15 in Block 14 in Ravenswood aforesaid, together with part of Lots 16, 17, 18, 19 and 20 and part of vacated North Winchester Avenue adjoining Lots 17 and 18 in Block 14 in Ravenswood aforesaid taken as a tract described as follows: beginning at the Southeast corner of said tract; thence North 00°07'32" West along the East line of said tract 351.45 feet to easterly extension of the north face of a one story brick building; thence North 89°58'54" West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South 00°07'01" East 107.40 feet; thence South 89°46'32" West 48.08 feet; thence North 00°01'39" East 25.42 feet; thence South 89°44'43" West 54.88 feet; thence South 00°00'17" West 76.94 feet; thence South 89°59'43" East 55.03 feet to the East line of North Winchester Avenue; thence South 00°07'32" East along said East line 192.13 feet to the Southwest corner of Lot 1 of Samuel Brown Jr.'s Subdivision aforesaid; thence North 90°00'00" East along the South line of Lots 1, 2 and 3 in Samuel Brown Jr.'s Subdivision aforesaid 152.39 feet to the point of beginning, (**excepting therefrom** that part thereof lying above a horizontal plane having an elevation of 44.55 Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southeast corner of said tract; thence North 00°07'32" West along the East line of said tract 246.45 feet to the point of beginning; thence North 00°07'32" West along the East line of said tract 105.00 feet to easterly extension of the north face of a one story brick building; thence North 89°58'54" West along said extension and the north face of said building 104.35 feet to the west face of said one story brick; thence South 00°07'01" East 105.44 feet; thence South 89°46'32" East 104.36 feet to the point of beginning), in Cook County, Illinois.

Title to the above described Parcel is also subject to the following additional described matters: (i) Real estate taxes for the year 2002 and subsequent years; (ii) Rights of the Public and Quasi-Public Utilities, if any, in said vacated North Winchester Avenue and vacated alley for maintenance therein of poles, conduits, sewers and other facilities; Rights of the Municipality, the State of Illinois, the public and adjoining owners in and to vacated North Winchester Avenue and Vacated Alley; (iii) Reservation by the City of Chicago as reserved in Ordinance recorded September 30, 1968 as document 20630711; (iv) Reservation for the benefit of The Peoples Gas Light and Coke Company as reserved in Ordinance recorded September 30, 1968 as document 20630711; (v) Encroachments and various sewers, water mains and valves, manholes, inlets, electrical boxes and vaults as disclosed by survey of Gremley and Biederman, Inc. dated September 7, 2000, revised May 30, 2002, and last revised on DECEMBER 16, 2002, order numbered 1022018; (v) Easements of record; and (vi) Terms, conditions and stipulations of covenant not to complete recorded August 21, 2002 as document numbered 0020916655, ~~as amended by~~