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02-17706

TRUSTEE'S DEED



0021432129

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: Condominium Unit A, B, + C, 4501 North Damen Avenue, Chicago, Illinois

Permanent Index Number: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-013-0000

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 granted

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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, as document numbered 0021432129 ("Declaration of Easements"), which is incorporated herein by reference thereto.

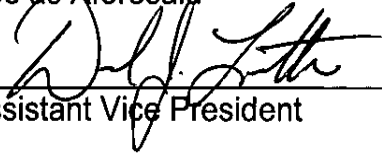
That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, as easements appurtenant to the real estate hereby conveyed the easements created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

This conveyance is subject to the said easements and the right of the party of the first part to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, legal representatives, grantees, mortgagees, successors and assigns, covenant to be bound by the covenants, agreements, easements, restrictions, liens and each and all other provisions in said Declaration of Easements set forth as covenants running with the real estate, the other parcels described in the Declaration of Easements and the land.

**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:   
Assistant Vice President



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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**

**AFTER RECORDING, PLEASE MAIL TO:**

Thomas J. Kelly, Esq.  
Pedersen & Houpt, P.C.  
161 North Clark Street; Suite 3100  
Chicago, Illinois 60601



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EXHIBIT A  
Legal Description of Real Estate

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Subject to the following additional matters: (i) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium of 4501 North Damen Garage Condominium, dated **December 20, 2002**, executed by CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as

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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, and recorded in the Office of the Cook County Recorder of Deeds concurrently herewith, as document numbered 0021432128; and (ii) Limitations and Conditions Imposed by the Condominium Property Act.

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, 1965 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 B; and, (v) Various sewers; (vi) Easements of record; (vii) Terms, conditions and stipulations of covenant not to complete recorded August 21, 2002 as document numbered 0020916655.

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## CONDOMINIUM

That part of Lots 13 to 18 in Block 15 together with part of the North/South vacated alley lying East of and adjoining Lots 17 and 18 in Block 15 all 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, described as follows: beginning at the Southwest corner of Lot 13 aforesaid; Thence North  $90^{\circ} 00' 00''$  East along the South line thereof 128.07 feet; Thence North  $00^{\circ} 07' 27''$  West 240.24 feet; Thence North  $90^{\circ} 00' 00''$  East 19.72 feet; Thence North  $00^{\circ} 30' 20''$  West 37.88 feet; Thence South  $89^{\circ} 57' 31''$  West 147.55 feet to the West line of Lot 18 aforesaid; Thence South  $00^{\circ} 07' 32''$  East along the West line of Lots 13 to 18 aforesaid 278.01 feet to the point of beginning, in Cook County, Illinois.

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