

UNOFFICIAL COPY

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3960/0140 49 001 Page 1 of 5  
2003-03-21 12:46:21  
Cook County Recorder 32.50



Lakeside Bank

TRUSTEE'S DEED

THIS INDENTURE, Made this 4<sup>th</sup>  
Day of March 2003

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 3<sup>rd</sup> day of

(The Above Space For Recorder's Use Only)



0030388174

May, 201985, and known as Trust Number 10-1036, party of the first part and

**Karl Hetzel and Anna Hetzel, not as tenants in common but, as joint tenants as to an**

**undivided one-half (1/2) interest and Fryderyk Kempinski as trustee under the Fryderyk**

**Kempinski Declaration of Trust dated 9/12/1995 as to an undivided one-half (1/2) interest.**

of 2600 West 50<sup>th</sup> Street, Chicago, Illinois 60632

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100  
(\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Please see Exhibit A attached hereto and made a part hereof

Exempt under provisions of Paragraph 1  
Section 4, Real Estate Transfer Tax Act.

March 14 2003

Date

Stephen Johns  
Buyer, Seller or Representative

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 and benefit forever said party of the second part.

Property Address: 2600 West 50<sup>th</sup> Street, Chicago, Illinois 60632

Permanent Index Number: 19-12-212-003-0000; 19-12-212-007-0000; 19-12-212-009-0000;  
19-12-212-016-0000; 19-12-212-022-0000;

(5)

010 30332 Cook Co, IL

UNOFFICIAL COPY

This deed is executed by party of the first part 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 any trust deeds, mortgages, and any other liens, restrictions and covenants of record, if any, in said county.

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 Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

This instrument was prepared by the Land Trust Department of Lakeside Bank 55 W. Wacker Drive Chicago, Illinois 60601-1699

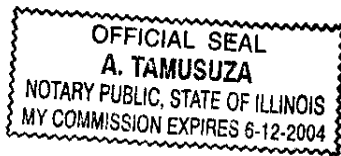
Lakeside Bank As Trustee aforesaid, By Vincent J. Tolve Vice-President and Trust Officer

Attest David V. Pinkerton Assistant Secretary

State of Illinois } } SS. County of Cook }

I, Agnes Tamusuza, a NOTARY PUBLIC in and for said County in the State aforesaid DO HEREBY CERTIFY that Vincent J. Tolve Vice-President and Trust Officer of Lakeside Bank and David V. Pinkerton Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instruments as his 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 13th Day of March, 2003



Tamusuza NOTARY PUBLIC

MAIL TO: Anthony J. Madawa + Assoc. 150 W. Wacker Dr. Ste. 2600 Chicago, IL 60606

TAX BILLS TO: FK+KH Partnership 2600 West 50th Street Chicago, IL 60632

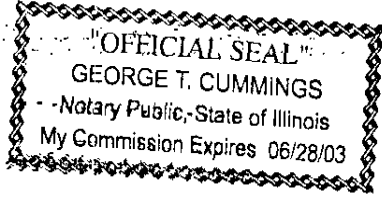
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 a 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 MARCH 14, 2003, Signature [Handwritten Signature]

Subscribed and sworn to before me by the said [Handwritten Name] this 14TH day of MARCH, 2003.

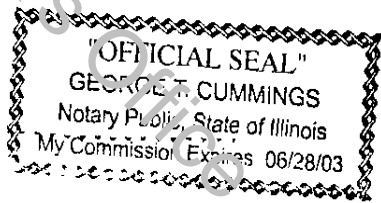


Notary Public [Handwritten Signature]

The grantee or his/her 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 a 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 MARCH 14, 2003, Signature [Handwritten Signature]

Subscribed and sworn to before me by the said [Handwritten Name] this 14TH day of MARCH, 2003.



Notary Public [Handwritten Signature]

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.

[Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

## Exhibit A

## Parcel 1:

The West 100 feet of the East 540 feet of Lot "A" of the resubdivision of Block 5 of W. D. Kerfoot and Co's 51st Street Addition, being a subdivision of the Southwest 1/4 of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, (except that part lying North of the Southerly line of the right of way of the Indiana Harbor Belt Railroad Company as conveyed by Deed dated March 3, 1932 and recorded June 6, 1932 as document 11098347), in Cook County, Illinois.

## Parcel 2:

The East 440 feet of Lot "A" (except the North 266 feet of the East 295 feet thereof and except thereof part of the West 145 feet of said East 440 feet lying North of the Southerly line of the right of way of the Indiana Harbor Belt Railroad Company as conveyed by deed dated March 3, 1932 and recorded June 6, 1932 as document 10098347) of the resubdivision of Block 5 of W. D. Kerfoot and Co's 51st Street Addition, being a subdivision of the Northwest 1/4 (except the North 133 feet thereof) of the Northeast 1/4 of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 3:

A parcel of land being part of Lot "A" of the resubdivision of Block 5 in William D. Kerfoot and Co's 51st Street Addition, being a Subdivision of the Southwest 1/4 (except the North 133 feet thereof) of the Northeast 1/4 of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

For the point of beginning commencing at a point in the East line of Lot 'A', 247 feet South of the North line of said Lot 'A'; thence West parallel to the North line of Lot 'A', aforesaid, a distance of 278.88 feet; thence Westerly on a curved line, convex Southerly, tangent to the last described parallel line and having a radius of 309.62 feet, a distance of 31.17 feet (arc) to its intersection with a line drawn parallel to and 310 feet West of the East line of Lot 'A', aforesaid, being the point of beginning; running thence Westerly along the last described curved line, a distance of 103.21 feet (arc); thence Northwesterly on a straight line, tangent to the last described curved line, a distance of 294.44 feet; thence Southwesterly on a curved line, convex to the North West, with a radius of 309.62 feet, the radial line of said curved line forms an angle of 40 degrees 44 minutes 27 seconds from South East to South with the last described course, a distance of 8.53 feet (arc); thence continuing Southwesterly on a straight line, tangent to the last described curved line, a distance of 25.76 feet; thence Southeasterly on a straight line, forming an angle of 42 degrees 40 minutes 14 seconds from North East to South with the last described course, a distance of 13.95 feet; thence Southeasterly on a curved line, convex Northwesterly, tangent to the last described straight line and having a radius of 448.67 feet, a distance of 63.95 feet (arc); thence Southeasterly on a straight line tangent to the last described curved line, a distance of 82.10 feet; thence Southeasterly on a curved line, convex Northeasterly, tangent to the last described straight line and having a radius of 448.67 feet, a distance of 63.95 feet (arc); thence Southeasterly on a straight line tangent to the last described curved line, a distance of 55.35 feet; thence Southeasterly on a curved line, convex Southwesterly, tangent to the last described straight line and having a radius of 329.62 feet, a distance of 172.48 feet (arc) to its intersection with a line drawn parallel to and 295 feet West of the East line of Lot 'A' aforesaid; thence North along said parallel line, a distance of 18.53 feet to its intersection with a line drawn parallel to and 266 feet South of the North line of Lot 'A' aforesaid; thence West along said parallel line, a distance of 15 feet; thence North on a line drawn parallel to the East line of Lot 'A' aforesaid, a distance of 20.57 feet to the point of beginning, all in Cook County, Illinois.

## Parcel 4:

That part of Lot 'A' of the resubdivision of Block 5 of W. D. Kerfoot and Company's 51st Street Addition, being a subdivision of the Southwest 1/4 (except the North 133 feet thereof) of the Northeast 1/4 of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, bounded and described as follows:

For a point of beginning; commencing at a point in the East line of said Lot 'A' 247 feet South of the North line thereof; thence West parallel to the North line of Lot 'A' aforesaid, a distance of 278.88 feet; thence Westerly on a curved line convex

Southerly, tangent to the last described parallel line, and having a radius of 309.62 feet, a distance of 31.17 feet West of the East line of Lot 'A' aforesaid, said point of intersection being the point of beginning of the parcel of land aforesaid; continuing thence Westerly on the last described curved line, a distance of 103.21 feet; thence Northwesterly on a straight line tangent to the last described curved line a distance of 294.44 feet to its intersection with a curved line; said point of intersection is for convenience in this description hereinafter termed 'Point A' and said curved line is hereinafter termed 'Line A' and is described as follows: commencing at a point in a line, drawn parallel to and 66 feet South of the North line of Lot 'A' aforesaid said point being 558 feet West of the East line thereof; running thence South Westerly on a straight line, a distance of 25.02 feet; thence Southwesterly on a curved line, convex Northwesterly tangent to the last described straight line, having a radius of 309.62 feet, a distance of 97.40 feet, more or less to 'Point A' aforesaid, running thence north easterly along the curved 'Line A' a distance of 97.40 feet; thence continuing Northeasterly along said 'Line A' a distance of 25.02 feet of said point in said line, drawn parallel to and 66 feet South of the North line of Lot 'A' thence East on the last described parallel line a distance of 558 feet to the East line of Lot 'A' aforesaid thence South along the East line of Lot 'A' a distance of 200 feet; thence West along a line 266 feet South of and parallel to the North line of Lot 'A' a distance of 310 feet thence North along a line 310 feet West of and parallel to the East line of Lot 'A' aforesaid, a distance of 20.57 feet, more or less to the point of beginning, in Cook County, Illinois.

Parcel 5:

That part of the North 66 feet of Lot 'A' of the resubdivision of Block 5 of W. D. Kerfoot and Co's 51st Street Addition, being a subdivision of the southwest 1/4, except the North 133 feet thereof, of the Northeast 1/4 of Section 12, Township 38 North, Range 13, East of the Third Principal Meridian, Chicago, conveyed by Phipps Industrial Land Trust to the Indiana Harbor Belt Railroad by Deed, document 8296417, lying South of a line described as follows:

From the intersection of the West line of South Rockwell Street and South line of land conveyed to the Indiana Harbor Belt Railroad by said Phipps Industrial Land Trust by deed aforementioned, (the same also being the North line of property conveyed to Chicago Granitine Manufacturing Company by deed document 11930079) measure Northerly 46 feet along said West line of South Rockwell Street to the point of beginning; thence West along a straight line parallel with and 46 feet North of said South line, a distance of 286.29 feet to a point of curve; thence South Westerly along a curved line convex to the Northwest having a radius of 683.03 feet, and being tangent to the last described straight line at said point of curve an arc distance of 80.47 feet to point of compound curve; thence continuing Southwesterly along a curved line convex to the Northwest having a radius of 877.63 feet and having a common tangent with last described curve line at said point of compound curve; an arc distance of 67.14 feet to a point tangency; thence continuing Southwesterly along a straight line tangent to said last described curved line at said point of tangency a distance of 52.96 feet to a point of curve; thence continuing further South Westerly along a curved line convex to the Northwest having a radius of 60 feet and being tangent to said last described straight line at said point of curve an arc distance of 41.09 feet to a point in said South line of land conveyed by the Phipps Industrial Land Trust to The Indiana Harbor Belt Railroad by said aforementioned Deed of January 12, 1924, said point being 519.43 feet distant Westerly measured along the said South line of premises conveyed by said Deed of January 12, 1924 from said West line of South Rockwell Street, all in Cook County, Illinois.

re: 2600 West 50th Street  
Chicago, Illinois 60632

PIN 19-12-212-003  
19-12-212-007  
19-12-212-009  
19-12-212-016  
19-12-212-022