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2003-04-09 14:01:44

Cook County Recorder 64.00

TRUSTEE'S DEED

**ILLINOIS STATUTORY
(IN LIEU OF FORECLOSURE)**



0030475322

MAIL TO:

David H. Nadoff, Esq.
Barack Ferrazzano Kirschbaum
Nagelberg & Perlman LLC
333 West Wacker Drive
Suite 2700
Chicago, Illinois 60606

RECORDER'S STAMP

NAME & ADDRESS OF TAXPAYER:

BSWR, LLC
300 East Northwest Highway of Illinois
Palatine, Illinois 60087
Attn: Jeremy Addis

THIS TRUSTEE'S DEED, made as of April 1, 2003. WITNESSETH that the Grantor, FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee under Trust Agreement dated July 14, 1999 and known as Trust number 10-2313, for and in consideration of Ten (10) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUITCLAIMS to BSWR, LLC, an Illinois limited liability company ("Grantee") of the City of Palatine, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

Permanent Index Number(s): 03-24-100-045-0000; 03-24-101-048-0000; and 03-24-101-009-0000

Property Address: 35 East Palatine, Prospect Heights, Illinois

This deed is executed by Grantor, pursuant to and in the exercise of the power and authority granted to and vested in him by the provisions of said trust agreement above mentioned and of every other power and authority thereunto enabling. This deed is made subject to any and all validly existing encumbrances, conditions and restrictions reflected by the records of County Clerk of Cook County, Illinois.

7941790-D2-Tms (3 of 4)

BOX 333-CTB

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Dated this 1ST day of APRIL, 2003.

FIRST BANK AND TRUST COMPANY OF ILLINOIS, as
Trustee under Trust Agreement dated July 14, 1999 known as
Trust Number 10-2313

~~First Bank and Trust Company of Illinois signs~~
this instrument solely in its capacity as Trustee
under its Trust No. 10-2313. It does not
undertake nor shall it have any personal or
individual liability or obligation of any nature
whosoever by reason hereof.

By:

By: Carl R. Smith, T.D.

, not personally but solely as
trustee of the aforementioned trust

Property of Cook County Clerk's Office

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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, CERTIFY THAT Carl Rath, the trustee of FIRST BANK AND TRUST COMPANY OF ILLINOIS, TRUST NUMBER 10-2313, dated July 14, 1999, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such trustee signed, sealed and delivered the instrument as his free and voluntary act, on behalf of said Trust for the purposes therein set forth.

Given under my hand and notarial seal, this 1st day of April, 2003.

Joan Kulling

Notary Public

228522

My commission expires on 12/30, 2004



NAME AND ADDRESS OF PREPARER:

David H. Nadoff, Esq.
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLC
333 West Wacker Drive
Suite 2700
Chicago, IL 60606

**EXEMPT UNDER PROVISIONS OF
35 ILCS 200/31-45 (1), REAL ESTATE
TRANSFER ACT**

DATE: 3-31-03
John White

Signature of Grantor, Grantee or Representative

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EXHIBIT A

Legal Description of Arena Land

PARCEL 1:

THAT PART OF LOT 1 IN PIPER LANE MINIWAREHOUSE SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN PINECREST APARTMENTS, A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1988 AS DOCUMENT NO. 88117034, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 26 MINUTES 50 SECONDS EAST, BEING AN ASSUMED BEARING ON THE EAST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 481.50 FEET TO THE INTERSECTION WITH A LINE 149.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 IN PIPER LANE MINIWAREHOUSE SUBDIVISION; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS WEST, ON THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1 BEING A CURVED LINE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 483.0 FEET; THENCE NORTHWESTERLY 163.19 FEET ON THE ARC OF THE LAST DESCRIBED CURVE, HAVING A CHORD BEARING OF NORTH 11 DEGREES 18 MINUTES 33 SECONDS WEST AND A CHORD DISTANCE OF 162.41 FEET; THENCE CONTINUING NORTH 21 DEGREES 02 MINUTES 32 SECONDS WEST, ON THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 55.64 FEET (55.61 RECORD) TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING NORTHEASTERLY 214.49 FEET ON THE WESTERLY LINE OF SAID LOT 1, BEING THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 250.0 FEET WITH A CHORD BEARING OF NORTH 3 DEGREES 35 MINUTES 50 SECONDS EAST AND A CHORD DISTANCE OF 207.98 FEET; THENCE CONTINUING NORTH 28 DEGREES 10 MINUTES 35 SECONDS EAST, ON THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 72.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 20 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTH LINE OF PIPER LANE AS DEDICATED PER DOCUMENT NO. 24897636, A DISTANCE OF 342.22 FEET (342.30 RECORD) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE NORTH 00 DEGREES 26 MINUTES 50 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 149.52

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FEET TO THE INTERSECTION WITH A LINE 149.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 50 SECONDS WEST, ON THE LAST DESCRIBED LINE, A DISTANCE OF 481.50 FEET TO THE SOUTH LINE OF PIPER LANE AS DEDICATED PER DOCUMENT NOS. 24897636 AND 87547388; THENCE SOUTH 85 DEGREES 00 MINUTES 51 SECONDS EAST, ON THE SOUTH LINE OF SAID PIPER LANE, A DISTANCE OF 293.88 FEET TO A POINT OF CURVE IN SAID SOUTH LINE; THENCE CONTINUING ON SAID PIPER LANE SOUTHEASTERLY 19.02 FEET ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 13.0 FEET WITH A CHORD BEARING OF SOUTH 42 DEGREES 28 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 17.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 29 SECONDS EAST ON THE WESTERLY LINE OF SAID PIPER LANE, A DISTANCE OF 95.42 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING SOUTHEASTERLY 82.24 FEET ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 71.50 FEET WITH A CHORD BEARING OF SOUTH 35 DEGREES 55 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 77.78 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 989.57 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 45 MINUTES 34 SECONDS EAST, ON THE WEST LINE OF THE EAST 989.57 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 286.22 FEET TO THE INTERSECTION WITH A LINE 149.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS WEST, ON A LINE 149.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 348.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 30.0 FEET OF LOT 2 IN BRIARLAKE RESUBDIVISION, BEING A PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1989 AS DOCUMENT NO. 89499649, LYING NORTH OF THE SOUTH 149.5 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Nos. 03-24-100-045-0000; 03-24-101-009-0000; 03-24-101-048-0000.

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AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

John Wilson, being duly sworn on oath, states that he offices at 33 East Palatine Road, Suite 200, Palatine, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of the land is into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. 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.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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 a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318-1, 1 eff. October 1, 1977.
- ⑩ The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

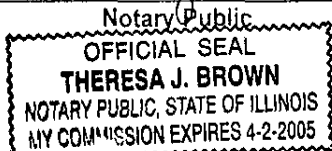
PROSPECT DEVELOPMENT, LLC

By: John Wilson

SUBSCRIBED AND SWORN TO BEFORE ME

this 31st day of March, 2003.

Theresa J. Brown



22842906

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STATEMENT BY GRANTOR AND GRANTEE

(55 ILCS 5/3 5020 B)

The Grantee 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 April 1, 2003

Signature: [Signature]
Grantee or Agent

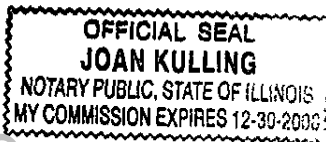
Subscribed and sworn to before me by the

said Grantee

this 1st day of April

2003.

[Signature]
Notary Public



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The Grantor 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 March 31, 2003

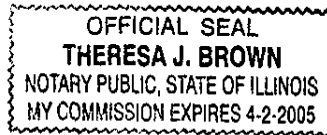
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said Grantor

this 31st day of March 2003.

[Signature]
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.

[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.]