

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0332231140
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/18/2003 03:06 PM Pg: 1 of 4

THIS INDENTURE, dated November 12, 2003 between LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association, successor trustee to American National Bank and Trust Company of Chicago duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank on April 25, 1990 and known as Trust Number 110896-04 party of the first part and North Avenue Venture, LLC, an Illinois Limited Liability Company party/parties of the second part. Address of Grantee 119 Ridge Road, Highland Park, Illinois 60035

(Reserved for Recorders Use Only)

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate situated in Cook County, Illinois, to-wit:

LOTS 5, 6, 7, 8, 9, 10 AND 11 IN JOHN YALES RESUBDIVISION OF BLOCK 40 AND OTHER BLOCKS IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Deed is exempt pursuant to Paragraph e of Section 4 of the Illinois Real Estate Transfer Act.

SUBJECT TO: SEE ATTACHED EXHIBIT B

PROPERTY COMMONLY KNOWN AS: 845-855 WEST NORTH AVENUE, CHICAGO, ILLINOIS 60622

PROPERTY INDEX NUMBER: 17-05-209-003, 17-05-209-004, 17-05-209-005, 17-05-209-006 AND 17-05-209-007

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered 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 one of its officers, the day and year first above written.

LASALLE BANK NATIONAL ASSOCIATION, as trustee and not personally,

By: Reta A. Edwards
Trust Officer

Prepared By: LASALLE BANK NATIONAL ASSOCIATION, 135 S. LASALLE ST, SUITE 2500, CHICAGO IL 60603

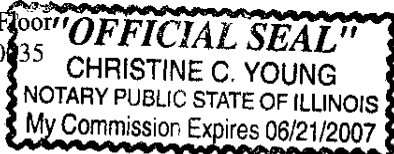
STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) Reta A. Edwards, Trust Officer of LaSalle Bank National Association personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 12th day of November, 2003

[Signature]
NOTARY PUBLIC

MAIL TO:
Jaime Rhum, Esq.
Law Office of Becker & Gurian
513 Central Ave, 5th Floor
Highland Park, IL. 60035

SEND FUTURE TAX BILLS TO:
Jaime Rhum, Esq.
Law Office of Becker & Gurian
513 Central Ave, 5th Floor
Highland Park, IL. 60035



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EXHIBIT A

Legal Description of Premises

LOTS 5, 6, 7, 8, 9, 10 AND 11 IN JOHN YALES RESUBDIVISION OF BLOCK 40 AND OTHER BLOCKS IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2003 and subsequent years not yet due or payable.
2. Terms and provisions of the Redevelopment Plan recorded April 9, 1969 as Document Number 20806066.
3. Party Val Agreement recorded December 2, 1988 as Document Number 88554788.

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STATEMENT BY GRANTOR AND GRANTEE

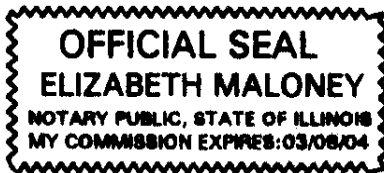
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 12, 2003 Signature: Jaime Remy, agent
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 12th day of November
2003

Elizabeth Maloney
Notary Public



The grantee 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 November 12, 2003 Signature: Jaime Remy, agent
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 12th day of November
2003

Elizabeth Maloney
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.]