

TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 16TH day of NOVEMBER, 1994, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement, dated the 28TH day of JUNE, 1985, and known as Trust Number 64807 party of the first part, and VIND, INC., AN ILLINOIS CORPORATION C/O KENNETH DENBERG, 401 N MICHIGAN, #1900, CHICAGO IL. 60611 party of the second part.

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

THE EAST 2/3 OF LOT 4 (EXCEPT THE NORTH 9 FEET THEREOF) IN BLOCK 23 IN WOLCOTT'S ADDITION IN CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$25.50
142222 TRAN 2590 12/05/94 14:52400
48473 * -04-017588
COOK COUNTY RECORDER

E 117515
N 942145
C/O KENNETH DENBERG

Trpt under provisions of Paragraph B
Section 4, Real Estate Trust Agreement
Date 11-30-94
[Signature]

together with the tenements and appurtenances thereto 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.

SUBJECT TO THE EXCEPTIONS TO TITLE SET FORTH ON EXHIBIT "A" ATTACHED HERETO.

COOK COUNTY RECORDER
48473 * -04-017588
142222 TRAN 2590 12/05/94 14:52400
\$25.50

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 hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.



By [Signature] Grace S. Kasprzyk
VICE PRESIDENT
Attest [Signature] Peter Johansen
ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.
THIS INSTRUMENT PREPARED BY G. S. KASPRZYK
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LABALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date NOV 22 1994

"OFFICIAL SEAL"
Notary Public, State of Illinois
My Commission Expires 10/21/98

[Signature]
Notary Public

DELIVERY INSTRUCTIONS
NAME Kenneth H. Denberg
STREET 481 N. Michigan #1900
CITY Chicago, Illinois 60611
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

58 W ONTARIO
CHICAGO, ILLINOIS

04017588

[Signature]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

04017586

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3
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* * * * *
COLLECTIVE TENSAC
DEPT OF
REVENUE NOV 1918

NOV 1918

UNOFFICIAL COPY

04017588

EXHIBIT A

EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS.
2. PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT DATED OCTOBER 17, 1874 AND RECORDED OCTOBER 30, 1874 AS NUMBER 198319, BETWEEN JOHN A. WALDO AND JOHN WOLTZ.
3. THE LAND LIES WITHIN A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT ORDINANCES.
4. PROCEEDINGS PENDING IN THE CIRCUIT COURT OF COOK COUNTY, CASE NUMBER 94 CH 4546, ON A COMPLAINT FILED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 64807 AND AGAINST CHICAGO CHOP HOUSE, INC. FOR INJUNCTIVE RELIEF FOR REMOVAL OF ENCROACHMENT: AND POSSIBLE ENCROACHMENT OF WALL ONTO THE PROPERTY IN QUESTION AS DISCLOSED BY SAID CASE.
5. ADVERSE ENCROACHMENT OF "STUCCO WALL ADDITION" AND "CONCRETE BLOCK BUILDING" EXTENDING OVER AND ONTO THE SUBJECT PROPERTY FROM THE PROPERTY IMMEDIATELY ADJACENT TO AND WESTERLY OF THE SUBJECT PROPERTY AS DELINEATED ON SURVEY BY GREMLEY & BIEDERMANN, INC., ORDER NUMBER 001426 DATED 9-16-80 AND RECERTIFIED ON 4-22-94.
6. ADVERSE ENCROACHMENT OF "CONCRETE BASE WITH STEEL FENCE" EXTENDING OVER AND ONTO THE SUBJECT PROPERTY FROM THE PROPERTY IMMEDIATELY ADJACENT TO AND EASTERLY OF THE SUBJECT PROPERTY AS DELINEATED ON SURVEY BY GREMLEY & BIEDERMANN, INC., ORDER NUMBER 801426, DATED 9-16-80 AND RECERTIFIED ON 4-22-94.
7. CITY OF CHICAGO BUILDING CODE VIOLATIONS NUMBER 9310727, DATED JUNE 14, 1994, AND NUMBER 9307430, DATED NOVEMBER 19, 1993.

04017588