



UNOFFICIAL COPY



0406842227

Doc#: 0406842227
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/08/2004 11:56 AM Pg: 1 of 4

TRUSTEE'S DEED

818747203R

This Indenture, made Januray 28, 2004, between **ColeTaylorBank**, Successor Trustee to Corus Bank an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement known as Trust No. 4269, dated April 18, 1997, party of the first part, and **Van Buren Associates**, an Illinois general partnership, party of the second part.

3
6

Address of Grantee(s): C/O Weinberg Richmond LLP
Attn: Larence M. Gritton
333 West Wacker Dr., Suite 1800
Chicago, IL 60606

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Legal Description: See Exhibit "A" attached hereto and made part hereof.

Commonly Known As: 212 West Van Buren Street, Chicago, Illinois

P.I.N.: 17-16-228-013

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to 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.

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

3/4/04
Date Larence M. Gritton
Buyer, Seller or Representative

See Reverse

Box 400

UNOFFICIAL COPY

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 attested by its Trust Officer, the day and year first above written.

This Deed is exempt under the provisions of Section 4 Paragraph E of the Real Estate Transfer Tax Act.

COLETAYLORBANK,
As Trustee, as aforesaid,

By: *Anita M. Lutkus*
Anita M. Lutkus, Vice President

Attest: *Linda L. Horcher*
Linda Horcher, Sr. Trust Officer

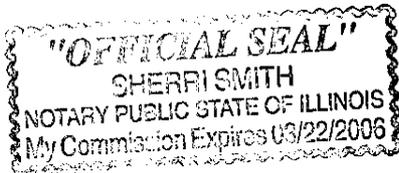
Buyer, Seller or Representative

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify, that, Anita M. Lutkus Vice President and Linda L. Horcher, Trust Officer of ColeTaylorBank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President and Trust Officer 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's 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 January 28, 2004

Sherris Smith
Notary Public



Mail To:

**Van Buren Associates
C/O Weinberg Richmond LLP
Attn: Lawrence M. Gritton
333 West Wacker Dr., Suite 1800
Chicago, IL 60606**

Send Tax Bills To:

**Van Buren Associates
C/O Weinberg Richmond LLP
Attn: Lawrence M. Gritton
333 West Wacker Dr., Suite 1800
Chicago, IL 60606**

Address of Property:

**212 West Van Buren Street
Chicago, IL**

This instrument was prepared by:

**Anita M. Lutkus
Cole Taylor Bank
111 W. Washington Street, Suite 650
Chicago, Illinois 60602**

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOOMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

Commonly Known As: 212 West Van Buren Street, Chicago, Illinois 60607
Property Index Number: 17-16-228-013

LGRITTON/561946.1

A

UNOFFICIAL COPY

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 Trustee's Deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to the 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 title to real estate under the laws of the State of Illinois.

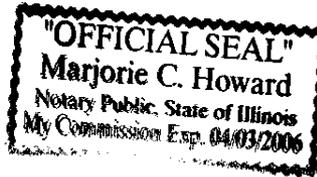
Dated: March 3, 2004

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Lawrence M. Gritton this 3 day of March, 2004.

Notary Public: _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the Trustee's Deed 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.

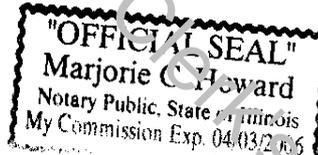
Dated: March 3, 2004

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Lawrence M. Gritton this 3 day of March, 2004.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)