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0410742328

Property Address:
100-120 S. Ashland
Chicago, IL

Doc#: 0410742328
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/16/2004 02:33 PM Pg: 1 of 5

TRUSTEE'S DEED (Individual)

7886884 D2 MS

1076

This Indenture, made this 1st day of March, 2004, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated November 16, 1999 and known as Trust Number 12442, as party of the first part, and Ashland Developer Group, LEO as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant sell and convey unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices and encumbrances of record and additional conditions, if any on the reverse side.

DATED: 1st day of March, 2004.

Parkway Bank and Trust Company,
as Trust Number 12442

By *Diane Y. Peszynski*
Diane Y. Peszynski
Vice President & Trust Officer

City of Chicago
Dept. of Revenue
335195
04/05/2004 13:02 Batch 00708 39



Real Estate
Transfer Stamp
\$55,650.00

Attest: *Jo Ann Kubinski*
Jo Ann Kubinski
Assistant Trust Officer



Box 400-CTCC


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FP 103022
0371000
REAL ESTATE TRANSFER TAX

0000000245

REVENUE STAMP

APR. 14.04



COOK COUNTY
REAL ESTATE TRANSACTION TAX


COUNTY TAX

FP 103024
0742000
REAL ESTATE TRANSFER TAX

0000000241

DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

APR. 14.04



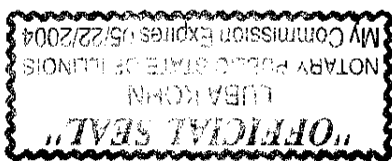
STATE OF ILLINOIS

STATE TAX

MAIL TO:
AGE REAL ESTATE, INC.
100-120 S. Ashland
Chicago, IL

Address of Property
100-120 S. Ashland
Chicago, IL

This instrument was prepared by: Jo Ann Kubinski
4800 N. Harlem Avenue
Harwood Heights, Illinois 60706



Jo Ann Kubinski
Notary Public

Given under my hand and notary seal, this 1st day of March 2004.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Jo Ann Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
(SS.
COUNTY OF COOK)

EXHIBIT "A"

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 1 TO 5, AND THE NORTH 1/2 OF LOT 6 AND LOTS 9 AND 10 (EXCEPT THE NORTH 16.00 FEET OF SAID LOTS 9 AND 10) IN H. H. WALKER AND OTHERS RESUBDIVISION OF BLOCKS 10 AND 15 AND THAT PART OF SNIDER STREET SITUATED BETWEEN SAID BLOCKS 10 AND 15 IN S. F. SMITH'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1 TO 9 BOTH INCLUSIVE IN J. ALLEN'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 7 AND 8 IN H. H. WALKER AND OTHERS' RESUBDIVISION AFORESAID, TOGETHER WITH THE PRIVATE ALLEY LYING EAST OF AND ADJOINING LOT 6 IN SAID J. ALLEN'S SUBDIVISION, TOGETHER WITH THE VACATED PUBLIC ALLEY LYING NORTH OF SAID PRIVATE ALLEY AND NORTH OF SAID LOTS 6, 7, 8 AND 9 IN J. ALLEN'S SUBDIVISION, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 2, 3 AND 4 AND THAT PART OF LOT 5 IN H. H. WALKER AND OTHERS' RESUBDIVISION, AFORESAID, LYING SOUTH AND EAST OF THE NORTHWEST LINE OF LOT 1 PRODUCED NORTHEASTERLY AND EAST OF THE EAST LINE OF SAID LOT 1 AND LOTS 2, 3 AND 4 AND NORTH OF THE SOUTH LINE OF SAID LOT 4 PRODUCED EAST IN MC GURRENS SUBDIVISION OF LOT 15 IN H. H. WALKER AND OTHERS RESUBDIVISION AFORESAID, TOGETHER WITH THAT PART OF LOTS 1 AND 2 LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM THE MOST WESTERLY CORNER OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER OF SAID LOT 2 IN MC GURRENS SUBDIVISION OF LOT 15 AFORESAID, EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.35 FEET CHICAGO CITY DATUM AND AS BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF LOT 5 IN J. ALLEN'S SUBDIVISION AFORESAID); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 87.30 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF WEST ADAMS STREET); THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST, 148.23 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 3.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST, 0.38 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 15.65 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST, 0.38 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 4.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST 0.38 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 15.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST, 0.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 4.31 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST, 0.40 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 14.95 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST 1.85 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 5.64 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST, 0.35 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 17.18 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST, 0.35 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 5.99 FEET TO A POINT ON THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF SOUTH ASHLAND AVENUE); THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 146.75 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PINS: 17-18-215-008-0000, 17-18-215-011-0000, 17-18-215-013-0000, 17-18-215-014-0000
17-18-215-015-0000, 17-18-215-016-1001, 17-18-215-016-1009, 17-18-215-016-1012.

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EXHIBIT B

1. REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASE TO PRIMECO PERSONAL COMMUNICATIONS. A DELAWARE LIMITED PARTNERSHIP DATED APRIL 5, 1997 TOGETHER WITH GRANT OF EASEMENT FOR UNRESTRICTED RIGHTS OF ACCESS THERETO AND TO ELECTRIC AND TELEPHONE FACILITIES FOR A TERM OF 5 YEARS WITH 4 ADDITIONAL 5 YEAR EXTENSION PERIODS, AS DISCLOSED BY SITE AGREEMENT MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 1997 AS DOCUMENT 97259668, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. PERPETUAL EASEMENT FOR LIGHT, AIR, PASSAGE IN AND OVER THAT PART OF THE VACATED ALLEY LYING EAST OF LOTS 3 AND 4 IN MC-GURRENS SUBDIVISION AFORESAID AND WEST OF AND ADJOINING LOTS 3, 4 AND PART OF LOT 5 IN H. H. WALKER'S AND OTHERS SUBDIVISION AFORESAID AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY TO W. A. WIEBOLDT AND COMPANY DATED JULY 29, 1924 AND RECORDED JULY 31, 1924 AS DOCUMENT NO. 8533247.
(AFFECTS THE SOUTH 75 FEET MORE OR LESS OF PARCEL 2)
4. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL ORDINANCE "PROJECT CENTRAL WEST", A COPY OF WHICH WAS RECORDED JULY 15, 1969 AS DOCUMENT 20900204.
5. POSSIBLE UNRECORDED EASEMENTS IN FAVOR OF THE COMMONWEALTH EDISON COMPANY TO CERTAIN UNDERGROUND FACILITIES ON THE LAND, AS DISCLOSED BY PLAT ATTACHED TO THE LETTER DATED JULY 10, 1984.
6. ENCROACHMENT ONTO THE PERPETUAL EASEMENT FOR LIGHT, AIR AND PASSAGE AS REFERRED TO ABOVE AT EXCEPTION 'AF' BY A PORTION OF THE 5 STORY BUILDING LOCATED ON THE LAND AS DISCLOSED BY THE PLAT OF SURVEY MADE BY CERTIFIED SURVEY COMPANY DATED JUNE 13, 1984 AND RECORDED JUNE 18, 1984 AS ORDER NO. 831023.
(AFFECTS PARCELS 1 AND 2)

ENCROACHMENT ENDORSEMENT 2 APPROVED FOR POLICIES.
7. ENCROACHMENT OF THE 3 STORY BRICK BUILDING LOCATED ON THE WEST AND ADJOINING LAND INTO THE LAND (LOT 10 IN H. H. WALKER AND OTHERS SUBDIVISION) BY 0.40 FEET AT THE SOUTHEAST CORNER TO 2.18 FEET AT THE NORTHEAST CORNER AS DISCLOSED BY PLAT OF SURVEY MADE BY CERTIFIED SURVEY COMPANY DATED JUNE 13, 1984 AND REVISED JUNE 18, 1984 AS ORDER NO. 831025.
(AFFECTS PARCEL 7)

NOTE: ENCROACHMENT ENDORSEMENT APPROVED FOR LOAN POLICY.
8. POSSIBLE UNRECORDED EASEMENTS IN FAVOR OF THE COMMONWEALTH EDISON COMPANY TO CERTAIN UNDERGROUND FACILITIES ON THE LAND, AS DISCLOSED BY PLAT ATTACHED TO THE LETTER DATED JULY 10, 1984.

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(AFFECTS PARCEL 7)

9. EASEMENT FOR BALCONIES AS SHOWN ON THE PLAT OF SURVEY RECORDED AS DOCUMENT 97789526.

(AFFECTS LOTS 3, 4 AND 5 OF PARCEL 4)

10. EASEMENTS FOR INGRESS, EGRESS, USE, ENJOYMENT, SUPPORT, ETC. AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 97789525.
11. TERMS, PROVISIONS AND CONDITIONS AS SET FORTH IN THE OPERATING AGREEMENT AND DECLARATION EXECUTED BY PARKWAY BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1996 AND KNOWN AS TRUST NUMBER 11394, RECORDED OCTOBER 23, 1997 AS DOCUMENT 97789525.

Property of Cook County Clerk's Office