

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0411017119  
Eugene "Gene" Moore Fee: \$36.50  
Cook County Recorder of Deeds  
Date: 04/19/2004 11:42 AM Pg: 1 of 7

Grantor, COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute land trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain Trust

Agreement dated the 1<sup>st</sup> day of September in the year 2003, and known as Trust Number 31747, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to: Lance Westberg

of 635 N. Dearborn, #2304, Chicago, IL. 60610 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

SEE EXHIBIT "A" ATTACHED HERETO

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-40  
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 2-9-04 Sign. Marcia V. Hubertson

PIN: 17-09-227-002-0000

RECORD THIS DEED

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Trust Officer this 13th day of February in the year 2004.

\$36.50



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

File No.: 040112070

## PARCEL 1

UNIT 2304 AND PARKING UNIT P-74/75 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 1/2 OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERKS DIVISION OF LOTS 7, 8 AND THE SOUTH 29 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT FIVE AND ALL OF LOT SIX IN BLOCK TWENTY-FOUR IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS THREE, FOUR, FIVE, SIX AND SEVEN IN COUNTY CLERK'S DIVISION OF ORIGINAL LOTS SEVEN, EIGHT AND THE SOUTH 29.0 FT. OF LOTS NINE AND TEN IN BLOCK TWENTY-FOUR IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NO. 267886, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT FIVE IN SAID BLOCK TWENTY-FOUR; THENCE SOUTH 89-29'-45" WEST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE SOUTH LINE OF LOT SEVEN IN SAID COUNTY CLERK'S DIVISION ALL INCLUSIVE, A DISTANCE OF 19.09 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89-29'-45" WEST ON SAID SOUTH LINE, 120.76 FT. TO THE SOUTHWEST CORNER OF SAID LOT SEVEN; THENCE NORTH 00-25'-45" WEST ON THE WEST LINE OF SAID LOTS THREE THROUGH SEVEN ALL INCLUSIVE, A DISTANCE OF 37.34 FT.; THENCE NORTH 89-29'-45" EAST, 3.85 FT.; THENCE NORTH 00-30'-15" WEST, 1.05 FT.; THENCE NORTH 89-29'-45" EAST, 91.66 FT.; THENCE NORTH 00-30'-15" WEST, 2.13 FT.; THENCE NORTH 89-29'-45" EAST, 8.43 FT.; THENCE NORTH 00-30'-15" WEST, 12.23 FT.; THENCE SOUTH 89-29'-45" WEST, 2.79 FT.; THENCE NORTH 00-30'-15" WEST, 10.61 FT.; THENCE NORTH 45-30'-15" WEST, 6.81 FT.; THENCE NORTH 00-30'-15" WEST, 14.97 FT.; THENCE NORTH 89-29'-45" EAST, 18.07 FT.; THENCE SOUTH 00-30'-15" EAST, 5.32 FT.; THENCE NORTH 89-29'-45" EAST, 3.34 FT.; THENCE SOUTH 00-30'-15" EAST, 19.74

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LEGAL DESCRIPTION CONTINUED:

File No.: 040112070

FT.; THENCE NORTH 89-29'-45" EAST, 4.0 FT.; THENCE SOUTH 00-30'-15" EAST, 30.71 FT.; THENCE SOUTH 89-29'-45" WEST, 4.17 FT.; THENCE SOUTH 00'30'-15" EAST, 6.94 FT.; THENCE SOUTH 89-29'-45" WEST, 3.0 FT.; THENCE SOUTH 00-30'-15" EAST, 8.62 FT.; THENCE NORTH 89-29'45" EAST, 7.14 FT.; THENCE SOUTH 00-30'-15" EAST, 3.17 FT.; THENCE SOUTH 89-29'-45" WEST, 1.0 FT.; THENCE SOUTH 00-30'-15" EAST, 8.65 FT. TO THE POINT OF BEGINNING; ALL OF ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +31.58 CHICAGO CITY DATUM IN THE WEST 44.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 44.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSIVE AT AN ELEVATION OF +31.58 CHICAGO CITY DATUM TO A LINE 95.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSEVE AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.42 CHICAGO CITY DATUM IN THE SOUTH 38.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING EAST OF SAID LINE 95.0 FT. EAST OF AND PARALLEL LINE, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 38.0 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM TO A LINE 60.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +24.72 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +24.72 CHICAGO CITY DATUM IN THAT PART OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING NORTH OF A LINE 60.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR IN SAID WOLCOTT'S ADDTION TO CHICAGO ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT

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City of Chicago  
Dept. of Revenue

334015

03/23/2004 16:13 Batch 05324 67



Real Estate  
Transfer Stamp  
\$0.00

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LEGAL DESCRIPTION CONTINUED:

File No.: 040112070

NUMBER 0030275985.

All situated in the County of Cook, State of IL.

Note: This is for information purposes only.

Property Commonly Known As:  
635 North Dearborn Unit 2304, Chicago, IL 60610

Parcel #: 17-09-227-002-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF WINNEBAGO

## AFFIDAVIT OF EXCEPTION TO THE PLAT ACT - 765 ILCS 205

**Kevin J. McKee**, being duly sworn on oath, states that he/she  
Print Name

Resides at 502 Pine, Freeport, Illinois 61032 and the attached deed represents:  
Street City State Zip Code

Review and Initial the Exemption Which is Applicable to the Attached Deed:

The attached deed does not represent any type of division of and existing parcel of land.

The Conveyance of land for highway or other public purpose 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.

The division or subdivision of land into parcels or tracts of Five (5) acres or more in size which does not involve any new streets or easements of access.

The conveyance is made to correct descriptions in prior conveyances.

The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any streets or easements of access.

The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

The sale or exchange of parcels of land between owners of adjoining and contiguous land.

The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lot 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.

The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.

The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of Access.

Note: Winnebago County's zoning ordinance states that newly created agriculture parcels with less than six (6) acres or frontage of less than 250 ft. requires A Special Use Permit. See the Regional Planning & Economic Development Department, Zoning Divisions, Room 301, for details.

Section 765 ILCS 205/5 of the Illinois Compiled Statutes states that whoever knowingly submits a false Affidavit is in violation and may be prosecuted. This non-compliance may also result in your revision not being processed.

Affiant further states that this affidavit is made and submitted for the purpose of inducing the Recorder of Winnebago County, Illinois to accept the deed for recording.

*Kevin J. McKee*  
Signature



Subscribed and Sworn to Before Me On This 9th Day of February, 2004.

Notary: *Marcia V. Hutchison*  
Notary's Signature

(Notary Seal)

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located Within a municipality or within 1 1/2 miles of municipality, local ordinances may apply. For your protection, it Is recommended that you have this land division reviewed and approved by the municipality.

Name of Municipality Where Property is Located: \_\_\_\_\_

Municipal Planning Official's Signature  
(may be same as Planning Official)

Print Name

Date

This form provided by:

Property Address(es) is (are) attached:  
Yes No

Winnebago County Recorder's Office, Kenneth W. Staaf, Recorder  
404 Elm Street, Room 405, Rockford, IL 61101; Phone: 815-987-3100; Fax: 815-961-3261

Form effective date: August 1, 2002



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## STATEMENT BY GRANTOR AND GRANTEE ( 55 ILSCS 5/3 5020 B )

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 a hold title to real estate in Illinois, a partnership authorized to do business or acquire a 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 Feb. 9, 2004

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9 day of Feb, 2004  
Notary Public

Marcia V. Hutchison



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, and 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 Feb 9, 2004

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9 day of Feb, 2004  
Notary Public

Marcia V. Hutchison



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 fist 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.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS