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Doc#: 0414733160
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/26/2004 11:13 AM Pg: 1 of 4

TRUSTEE'S DEED



ADDISON • NAPERVILLE
(630) 629-5000 • MEMBER FDIC

The above space for recorders use only

THIS INDENTURE, Made this 21ST day of MAY, 2004, between OXFORD BANK & TRUST, 1100 West Lake Street, Addison, Illinois 60101, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement dated OCTOBER 21, 1996 and known on its records as Trust No. 508, party of the first part, and MCZ/CENTRUM ADAMS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 225 W. HUBBARD STREET, 4TH FLOOR, CHICAGO, IL 60610, party(ies) of the second part,

WITNESSETH, That said party of the first part in consideration of the sum of Ten and zero/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said party(ies) of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"


COMMON ADDRESS: 1031-39 W. MONROE STREET, CHICAGO, ILLINOIS 60607

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SEC. 200.1-2 (B-6) OR PARAGRAPH , SEC. 200. 1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

5/24/04 Mary Koberstein
DATE BUYER, SELLER OR REPRESENTATIVE

This space for affixing Riders and Revenue Stamps

STATE TAX




STATE OF ILLINOIS
MAY 25 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000501

REAL ESTATE TRANSFER TAX
0325000
FP 103024

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 25 04
REVENUE STAMP

0000000511

REAL ESTATE TRANSFER TAX
0162500
FP 103022

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

Box 400-CTCC

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81-74491 Dark
204

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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

OXFORD BANK & TRUST

Trustee as aforesaid.

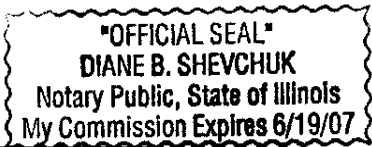
STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS.

By: *Irene S. Nowicki*
Vice President & Trust Officer

Attest: *Chal*
Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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 Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *21* day of *MAY* 2004



Diane B. Shevchuk
Notary Public

PLEASE MAIL TO:
Mary Koberstein, Esq.
MCZ/CENTRUM ADAMS, LLC
225 W. HUBBARD ST., 4TH FLOOR
CHICAGO, IL 60610

MAIL SUBSEQUENT TAX BILLS TO:
MCZ Development Corporation
MCZ/CENTRUM ADAMS, LLC
~~225 W. HUBBARD ST., 4TH FLOOR~~ *1555 N. Sheffield*
CHICAGO, IL ~~60610~~ *60622*

This Document Prepared By:
Irene S. Nowicki
Trust Officer
OXFORD BANK & TRUST
1100 West Lake Street
Addison, IL 60101
(708) 629-5000

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EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST 50 FEET (EXCEPT THAT PART THEREOF TAKEN OR USED FOR ALLEY) OF LOT 2 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

THE WEST 25 FEET OF LOT 6 AND ALL OF LOT 7 (EXCEPT THE SOUTH 12 FEET THEREOF) IN THE ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

THAT PART OF LOT 1 IN BLOCK 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID LOT 1 ON MONROE STREET AT A POINT DISTANT 322 FEET FROM THE WEST LINE OF SAID LOT 1; RUNNING THENCE EAST ALONG SAID NORTH LINE AND ALONG MONROE STREET, 50 FEET; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST AND WEST LINES OF LOT 1, 150 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 1; THENCE RUNNING WEST ALONG SAID SOUTH LINE OF LOT 1, 50 FEET; THENCE RUNNING NORTH ON LINE PARALLEL WITH THE EAST AND WEST LINES OF SAID LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1031-1039 W. MONROE STREET, CHICAGO, Illinois 60607

PIN: 17-17-211-004; 17-17-211-005; 17-17-211-006; 17-17-211-007 AND
17-17-211-008

SUBJECT TO: SEE ATTACHMENT #1

~~AFFECTS WEST #1~~
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1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
 2. UNRECORDED EASEMENT IN FAVOR OF PUBLIC AND, OR QUASI-PUBLIC UTILITY COMPANIES OVER THAT PART OF PARCEL 1 MARKED WITH INLETS AND MANHOLES AND OVER AND ONTO THE NORTH LINE OF PARCEL 1 AND MARKED WITH MANHOLES, POWER POLES WITH 4 TRANSFORMERS AS SHOWN ON PLAT OF SURVEY NUMBER 03-675B PREPARED BY B.H. SUHR & COMPANY, INC. DATED MAY 17, 2004.
AFFECTS PARCEL 1
 3. ENCROACHMENT OF THE CONCRETE SIGN BASE AND CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.70 FEET AND 0.05 FEET EAST AND ADJOINING;
AFFECTS PT PARCEL 1
 4. ENCROACHMENT OF THE BRICK WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.03 TO 0.17 FEET;
AFFECTS PT PARCEL 1
- ALL AS SHOWN ON PLAT OF SURVEY NUMBER 03-675-B PREPARED BY B.H. SUHR & COMPANY, INC., DATED MAY 17, 2004
5. POSSIBLE UNRECORDED EASEMENTS AS SHOWN BY MANHOLES AND SEWER INLETS LOCATED ON THE LAND, DEPICTED ON SURVEY NUMBER 03-675B PREPARED BY B.H. SUHR & COMPANY, INC., DATED MAY 17, 2004.
AFFECTS PT PARCEL 1
 6. UNRECORDED LEASES TO KUKLAS SALON II BEGINNING MAY, 2004 AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.