

UNOFFICIAL COPY

104

TRUSTEE'S DEED

THIS INDENTURE Made this 1st day of February, 2004, between

FIRST MIDWEST BANK

Joliet, Illinois, as successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1st day of July, 1987, and known as Trust Number 87-3073, party of the first

and **NAPLETON INVESTMENT PARTNERSHIP, LP, A DELAWARE LIMITED PARTNERSHIP**, of 17W240 22nd Street, Suite 312, Oakbrook Terrace, Illinois 60181, party of the second part.



Doc#: 0415349040
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/01/2004 09:51 AM Pg: 1 of 4

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100, (\$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, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

together with the tenement and appurtenances thereunto belonging.

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

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2003 and subsequent; and

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 (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 Authorized Signer, the day and year first above written.

FIRST MIDWEST BANK as Trustee as aforesaid,

By: Suzanne A. Halsey
Trust Officer

Attest: Martha A. Kony
Authorized Signer

PREMIER TITLE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

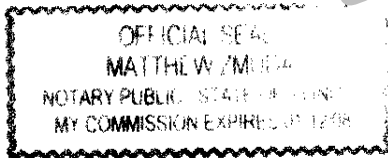
STATE OF ILLINOIS.

SS:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that the Geraldine A. Holsey, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Martha A. Kimzey the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting Authorized Signer 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 Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that he is custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his 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 seal this 29th day of April, A.D. 2004.



Matthew Mulla
Notary Public.

THIS INSTRUMENT WAS PREPARED BY
Marcie A. Kimzey
First Midwest Bank, Trust Division
17500 S. Oak Park Avenue
Tinley Park, Illinois 60477

PROPERTY ADDRESS
1951 River Oaks Drive
Calumet City, Illinois

PERMANENT INDEX NUMBER
29-24-100-033-0000

AFTER RECORDING
MAIL THIS INSTRUMENT TO
Philip J. Tortorich, Esq.
Katten Muchin Zavis Rosenman
525 W. Monroe Street, Suite 1600
Chicago, Illinois 60661

MAIL TAX BILL TO
Napleton Investment Partnership, LP
17W240 22nd Street, Suite 312
Oakbrook Terrace, Illinois 60181

Staffel
Thomas Mulla

UNOFFICIAL COPY

1054

LEGAL DESCRIPTION**PARCEL 1:**

THAT PART OF LOT 1 IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE CENTER OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NEW SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED BY DOCUMENT NO. 25,546,780 A DISTANCE OF 75 FEET WEST OF WESTERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD; THENCE SOUTH 37 DEGREES 49 MINUTES 47 SECONDS EAST 109.63 FEET ON A LINE PARALLEL WITH LAST SAID WESTERLY RIGHT-OF-WAY LINE; THENCE DUE SOUTH 233.41 FEET; THENCE DUE WEST 239.72 FEET; THENCE DUE NORTH 277 FEET; THENCE DUE WEST 31 FEET; THENCE DUE NORTH 43 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE DUE EAST 203.47 FEET ALONG LAST DESCRIBED LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 11:

EASEMENT FOR INGRESS, EGRESS, PASSAGE AND DELIVERY CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED SEPTEMBER 23, 1987 AND RECORDED IN COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 87-551,807 OVER THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 1 IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 24 AND THAT PART OF LOT 1 (LYING NORTH OF THE LITTLE CALUMET RIVER) IN THE SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NEW SOUTH RIGHT OF WAY LINE OF 159TH STREET, AS DEDICATED BY DOCUMENT NO. 25,546,780, A DISTANCE OF 278.47 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD; THENCE DUE SOUTH 43 FEET; THENCE DUE EAST 31 FEET; THENCE DUE SOUTH 277 FEET; THENCE DUE WEST 300.82; THENCE NORTH 30 DEGREES 44 MINUTES 09 SECONDS WEST 76.67 FEET; THENCE DUE NORTH 249.10 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PARK AVENUE AS DEDICATED BY DOCUMENT NO. 24,296,287, TO THE SOUTH LINE OF THE NEW 159TH STREET RIGHT OF WAY; THENCE DUE EAST 22.14 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 15 SECONDS EAST 100.12 FEET; THENCE DUE EAST 186.87 FEET ALL ALONG THE NEW SOUTH RIGHT OF WAY LINE, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN# 29-24-100-033-0000



UNOFFICIAL COPY

PREMIER TITLE COMPANY

A policy issuing agent of Chicago Title
& First American Title Insurance Companies

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 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 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 TITLE TO REAL ESTATE UNDER THE LAW OF THE STATE OF ILLINOIS.

DATE 5/24 2004

SIGNATURE Donna Russell
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY SAID DONNA Russell
THIS 24th DAY OF May 2004

Theresa Solis
NOTARY PUBLIC



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, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION 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.

DATE 5/24 2004

SIGNATURE Donna Russell
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY SAID DONNA Russell
THIS 24th DAY OF May 2004

Theresa Solis
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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFERTAX ACT.)

Premier Title Company
1350 West Northwest Highway
Arlington Heights, IL 60004
847/ 255-7100