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TRUSTEE'S DEED

Doc#: 0425203018
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/08/2004 10:36 AM Pg: 1 of 3

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

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Agreement dated the 9th day of September in the	year 1998, and known as Trust Number
30876, in consideration of Teo Dollars (\$10.00) and other valuable	e consideration, receipt of which is hereby
acknowledged, conveys and quit c'aims to: C & R Real Estate Deve	elopment, LLC
<u> </u>	
of 1240 N. Homan Ave., Chicago, IL. 60651	the following described real estate in
Cook County, Illinois, together with the appurte lances attached the	ereto:

The East 313 feet of that part of Lot 1 of Superior Cou t Partition of the East ½ of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of the South line of Potomac Avenue West of the West Line of Homan Avenue and Easterly of the Chicago Milwaukee and St. Paul Railroad Company right of way and North of a line 300 feet North of and parallel with the North line of Division Street, in Cook County, Illinois.

The West 143 feet of the East 456 feet of the North 287.9 feet of that part of Lot 1 of Superior Court Partition of the East ½ of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of the South Line of Potomac Avenue West of the West line of Homan Avenue and Easterly of Chicago, Milwaukee and St. Paul Railroad Right of way, in Cook County, Illinois.

PIN: <u>16-02-224-005</u> and <u>16-02-224-006</u>

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 16th day of August in the year 2004.

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Dated: 8/10/04
Signed: Attorney br Agen

*COSMOPOLITAN BANK AND TRUST

as Trustee as aforesaid, and not personally

By:

Its: Vice President and Trust Officer

OSMOPOLITA A

State of Illinois

SS

County of Cook

This instrument was prepared

By: D. Fisher

Land Trust Department Cosmopolitan Bank and Trust 801 North Clark Street Chicago, Illinois 60610-3287 Attest:

- MARGOO

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Todd W. Cordell, Vice President and Trust Officer of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Devin L. Fisher, Trust Officer personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own fee and voluntary acts, and as the free and voluntary act of said Bank, as Trustee aforesaid, for the uses and purposes to rein set forth; and the said Trust Officer did also then and there acknowledge that she as custodian of the corporate seld of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act of said Pan'., as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and nota ial seal this 30th day of August in the year 2004.

"OFFICIAL SEAL"
MARLOW STAVANA
Notary Public, State of Illinois
My Commission Expires 02-11-2007

Tayon Spavano

Notary Public

1240 N. Homan Ave., Chicago, IL. 60651 Street address of described property Mail to: Fuchs & Roselli, Ltd Attn: Michelle 440 W. Randolph Street, Suite 500 Chicago, Illinois 60606

Name and Address of Taxpayer: C & R Real Estate Development, LLC 1240 N. Homan Avenue Chicago, Illinois 60651

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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 laws of the State of Illinois.

Dated: August 1/2, 2004

Signature:

Grantor or Ager

Subscribed and sworn to before me this

day of August, 2004

Notary Public Me Lill Ma Glegan

"OFFICIAL SEAL"

MICHELLE MCALEENAN

NOTARY PUBLIC STATE OF ILLINOIS

My Commission Expires 07/15/2008

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 tract 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 laws of the State of Illinois.

Dated: August 16, 2004

Signature

Grante Agent

Subscribed and sworn to before me this

day of August, 2004

Notary Public Michelle Mc alegnan

MICHELLE MCALEEN NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 07/15/2003

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