

# UNOFFICIAL COPY

## TRUSTEE'S DEED

7953154  
LMT 01

THIS INDENTURE, dated AUGUST 10, 2004 between LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association, successor trustee to American National Bank and Trust Company of Chicago duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated APRIL 1, 1999 and known as Trust Number 124973-01 party of the first part, and TARGET CORPORATION, A MINNESOTA CORPORATION, 1000 Nicollet Mall, Minneapolis, Minnesota 55403



Doc#: 0426133152  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 09/17/2004 01:49 PM Pg: 1 of 6

(Reserved for Recorders Use Only)

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

Commonly Known As: 1940 W 33RD STREET, CHICAGO, ILLINOIS 60608

Property Index Numbers: 17-31-207-029, 17-31-207-030; 17-31-207-036, 17-31-207-039; 17-31-207-041, 17-31-208-008; 17-31-208-009, 17-31-208-010, 17-31-208-016 & 17-31-208-017

together with the tenements 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, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its officers, the day and year first above written.

LASALLE BANK NATIONAL ASSOCIATION, as trustee and not personally,

By: Kathleen E Shields  
KATHLEEN E SHIELDS, TRUST OFFICER

Prepared By: LASALLE BANK NATIONAL ASSOCIATION, 135 S. LASALLE ST, SUITE 2500, CHICAGO IL 60603

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify  
COUNTY OF COOK ) KATHLEEN E SHIELDS, TRUST OFFICER of LaSalle Bank National Association personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10TH day of AUGUST, 2004

Surrajina McKinley  
NOTARY PUBLIC



MAIL TO: Joel Resnick  
1332 N. Halsted St. Suite 100  
Chicago, IL 60622

SEND FUTURE TAX BILLS TO: TARGET CORPORATION  
ATTN: PROPERTY TAX DEPT.  
1000 NICOLLET MALL TPN-0950  
MINNEAPOLIS, MN 55403

Box 400-CTCC

588

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Property of Cook County Clerk's Office

STATE TAX

**STATE OF ILLINOIS**

SEP. 16.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001211

REAL ESTATE TRANSFER TAX
0473050
FP 103024

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp

351873 \$35,478.75

09/09/2004 16:15 Batch 14306 107

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

SEP. 16.04

REVENUE STAMP

# 0000001233

REAL ESTATE TRANSFER TAX
0236525
FP 103022

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF LAND

#### PARCEL 1

LOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, AND A PART OF LOT 35 IN J. P. WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5, LOTS 17 TO 22 INCLUSIVE, LOT 34 AND PART OF LOTS 16 AND 35 OF HERRICK STEVENS SUBDIVISION OF THE EAST HALF OF BLOCK 5, LOTS 1, 2, 4, 5, 6 IN THE RESUBDIVISION OF PART OF THE EAST HALF OF BLOCK 5 TOGETHER WITH VACATED STREET AND ALLEY LYING BETWEEN SAID LOTS ALL IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE ALLEY IN J. P. WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE NORTH LINE OF WEST 33RD STREET; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY A DISTANCE OF 250 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF WEST 33RD STREET, A DISTANCE OF 459.06 FEET TO THE WEST LINE OF SOUTH WOLCOTT STREET, THENCE SOUTH ALONG THE WEST LINE OF SOUTH WOLCOTT STREET 63.87 FEET TO AN ANGLE IN SAID STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID SOUTH WOLCOTT STREET, A DISTANCE OF 284.68 FEET TO THE NORTH LINE OF WEST 33RD STREET; THENCE WEST ALONG THE NORTH LINE OF WEST 33RD STREET, A DISTANCE OF 244.20 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

LOTS 14 TO 25, BOTH INCLUSIVE IN WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5 IN CANAL TRUSTEES SUBDIVISION IN THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3

LOTS 1 TO 13 INCLUSIVE TAKEN AS A TRACT EXCEPTING FROM SAID TRACT THE NORTH 33 FEET THEREOF IN J. P. WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5 IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4

A PARCEL OF LAND COMPRISING ALL OF LOTS 36 TO 42 INCLUSIVE TOGETHER WITH PARTS OF LOTS 35 AND 43 ALL IN J. P. WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5, ALSO ALL OF LOTS 9 TO 15 INCLUSIVE ALL OF LOTS 36 TO 42 INCLUSIVE TOGETHER WITH PART OF LOTS 8, 16, 35, AND 43 ALL IN HERRICK STEVENS SUBDIVISION OF THE EAST HALF OF SAID BLOCK 5, ALSO THAT PART OF THE VACATED STREET AND VACATED ALLEY LYING BETWEEN SAID LOTS AND PARTS THEREOF ALL IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE ALLEY IN SAID J. P. WILLARD'S SUBDIVISION WITH A LINE 250 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 33RD STREET AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF

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ALLEY, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH A LINE 450 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF WEST 33RD STREET; THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 459.06 FEET TO THE WEST LINE OF SOUTH WOLCOTT STREET; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH WOLCOTT STREET, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH THE LAST MENTIONED PARALLEL LINE IN THIS DESCRIPTION AND THENCE WEST ALONG THE PARALLEL LINE, A DISTANCE 459.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5A

A PARCEL OF LAND COMPRISING LOTS 6, 7, 44 AND 45 AND PARTS OF LOTS 5, 8, 43 AND 46, AND PART OF VACATED ALLEY ADJOINING SAID LOTS, IN HERRICK STEVENS' SUBDIVISION OF THE EAST HALF OF BLOCK 5 AND ALL OF LOTS 44 AND 45, AND PARTS OF LOTS 43, 46, 47, 48, 49 AND 50 IN WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5, TOGETHER WITH PARTS OF VACATED WINCHESTER AVENUE AND OF VACATED 32ND STREET, ALL IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 66 FEET IN WIDTH, THE SOUTH LINE THEREOF BEING A LINE 450 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 33RD STREET, SAID STRIP BEING BOUNDED ON THE EAST BY SOUTH WOLCOTT STREET AND ON THE WEST BY THE 15 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH WILLARD'S SUBDIVISION OF BLOCK 5 AFORESAID (EXCEPTING FROM THE AFORESAID STRIP OF LAND THE NORTH HALF OF THE EAST 250.00 FEET THEREOF).

## ~~PARCEL 5B~~

~~A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING LAND, AS CREATED BY DEED AND BETWEEN THE O.K. TRUCKING COMPANY AND WINTZ PROPERTIES, INC., DATED MARCH 8, 1993 AND RECORDED MARCH 23, 1993 AS DOCUMENT 93214706:~~

~~THE NORTH HALF OF THE EAST 250.00 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY, ILLINOIS:~~

~~A PARCEL OF LAND COMPRISING LOTS 6, 7, 44, 45 AND PARTS OF LOTS 5, 8, 43, AND 46 AND PART OF VACATED ALLEY ADJOINING SAID LOTS IN HERRICK STEVEN'S SUBDIVISION OF THE EAST HALF OF BLOCK 5 AND ALL OF LOTS 44 AND 45, AND PARTS OF LOTS 43, 46, 47, 48, 49 AND 50 IN WILLARD'S SUBDIVISION OF THE WEST HALF OF BLOCK 5 TOGETHER WITH [PARTS OF VACATED WINCHESTER AVENUE AND OF VACATED 32ND STREET, ALL IN CANAL TRUSTEES SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~A STRIP OF LAND 66 FEET IN WIDTH THE SOUTH LINE THEREOF BEING A LINE 450 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WEST 33RD STREET, SAID STRIP BEING BOUNDED ON THE EAST BY SOUTH WOLCOTT STREET AND ON THE WEST BY THE 15 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH WILLARD'S SUBDIVISION OF BLOCK 5 AFORESAID.~~

PIN: 17-31-207-029,030,036,039,041  
17-31-208-008,009,015,016,017

Address: 1940 W. 33rd Street, Chicago, Illinois 60608

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EXHIBIT 'F'

## PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable as of the Closing Date.
2. Rights of public and quasi-public utilities in said vacated street and alley for maintenance therein or poles and conduits by reason of a 6 inch water main running north and south located 26 feet east of the west line of vacated Winchester Avenue and by reason of poles, anchors and aerial cables of the Illinois Bell Telephone Company in the north and south vacated alley between vacated South Winchester Avenue and South Wolcott Avenue. (Affects Parcels 1, 4 and 5)

3. Covenants, conditions and restrictions contained in the warranty deed dated December 1, 1959 and recorded December 19, 1959 as document 17744954 from Darling and Company to Freight Distributors, Inc. that the land will not be used for a general rendering business or for the selling, handling or otherwise dealing in any product or property which is the result of said business or for the purpose of giving ingress and egress by rail or otherwise to any rendering plant or company or owner thereof.

Note: Said instrument contains no provision for a forfeiture or for reversion of Title in case of breach of condition.

~~4. Rights of City of Chicago to maintain water and sewer lines running within land as disclosed by Maps depicting said lines furnished by the City of Chicago.~~

~~5. Easement for ingress and egress over and upon part of parcel 5A as created by mutual Easement Agreement between the O.K. Trucking Company and Trustees under the agreement dated November 20, 1961 also known as the Chicago Kansas City Freight Lines, Inc. Employees Profit Sharing Trust dated January 25, 1972 and recorded March 14, 1972 as document 21835729.~~

~~(Affect the South 1/2 of the East 250 feet of a strip of land 66 feet in width lying in the following described tract of land: Lots 5 to 8, both inclusive lots 43 to 46, both inclusive and the 15 foot north and south alley vacated per document 11127078, west of and adjoining the west line of the aforesaid lots 43 to 46, all in Herrick Stevens subdivision of the east 1/2 or block 5 in courts subdivision of the east 1/2 of section 31, Township 39 North, Range 14 east of the third principal meridian, the south line of the aforesaid strip of land (land being a line drawn 450.00 feet north of an parallel with the south line of lots 25 and 26, being also the north lot of west 33rd street, the east limit of the aforesaid strip of land being the east line of the aforesaid lots 43 and 46, all in Cook County, Illinois.)~~

6. Encroachments as disclosed by survey made by Chicagoland Survey Company dated February 12, 1999 as file no 52-44:

- (A) Gate over 15 foot wide public alley for a distance of 15 feet between parcels 1 and 2.
- (B) Fence over 15 foot wide public alley for a distance of about 100 feet between parcels 3 and 5A.
- (C) Concrete walks over 15 foot wide public alley for a distance of 15 feet between parcels 3, 4 and 5A.
- (D) Overhung concrete wall with light poles over the west line of parcels 2 and 3 by undisclosed

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amounts.

(E) Driveway located mainly on parcels 5A and 5B over and onto property north and adjoining by an undisclosed amount.

(F) Fence located mainly on the land over the southeast corner of parcel 1 by an undisclosed amount for a distance of 284 feet.

~~7. Rights of the public or quasi-public utilities, if any, in said vacated West 32nd Street for maintenance therein of poles, conduits, sewers, etc.~~

~~8. (A) Terms, provisions, and conditions relating to the easement described as parcel 5B contained in the instrument creating said easement.~~

~~(B) Rights of the adjoining owner or owners to the concurrent use of said easement.~~

9. The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:

Document Number: 93214707

Date of Recording: March 23, 1993

~~10. Agreement concerning land for a temporary construction easement dated January 31, 2000 and recorded March 20, 2000 as Document 00193478 by and between Stanley Kagin as to an undivided 45.3% interest, Joyce Lynn Branfman as to an undivided 27.35% interest and Michael H. Wolk as to an undivided 27.35% interest (Grantors) and City of Chicago (Grantees) over a portion of the land more particularly described in Exhibit A attached thereto.~~

11. Agreement concerning land for a permanent easement dated January 31, 2000 and recorded March 24, 2000 as Document 00210280 by and between Stanley Kagin as to an undivided 45.3% interest, Joyce Lynn Branfman as to an undivided 27.35% interest and Michael H. Wolk as to an undivided 27.35% interest (Grantors) and City of Chicago (Grantees) over a portion of the land more particularly described in Exhibit A attached thereto.

12. No further remediation letter issued by the Illinois Environmental Protection Agency dated July 30, 1999 and addressed to Wintz Properties.