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Doc#: 0430103027
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 10/27/2004 10:18 AM Pg: 1 of 6

TRUSTEE'S DEED

MAIL RECORDED DEED TO:

Piorun Properties, LLC
918 S. Vine St.
Hinsdale, IL 60521

REPAIRED BY:
FOUNDERS BANK
TRUST DEPARTMENT
11850 SOUTH HARLEM AVE.
PALOS HEIGHTS IL 60463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 13th day of **OCTOBER 2004**, between **FOUNDERS BANK**, a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said **FOUNDERS BANK** in pursuance of a trust agreement dated the 30TH day of **JULY, 2004** and known as **Trust Number 6520**, party of the first part and **PIORUN PROPERTIES, LLC OF 918 S. VINE, HINSDALE, IL 60521** party of the second part.

WITNESSETH, that said party of the first part in consideration of the sum of **TEN DOLLARS AND NO CENTS**, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in **COOK County, ILLINOIS**,
To wit:

SEE ATTACHED LEGAL DESCRIPTION OF LOTS 21, 22 & 23

PIN: LOT 21, 17-08-426-013, LOT 22, 17-08-426-013 & 014 AND LOT 23, 17-08-426-014
(UNDERLYING PIN, TAX DIVISION TO BE FILED)

COMMONLY KNOWN AS: 818 WEST LAKE STREET, 816 WEST LAKE STREET & 812 WEST LAKE STREET, CHICAGO, IL 60607
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 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 thereto.

8238799, 8238800, 8238801 - Da-Tms (1 of 4)

STATE OF ILLINOIS

STATE TAX



OCT. 26. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001488

REAL ESTATE
TRANSFER TAX

01050.00

FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 26. 04

REVENUE STAMP

0000001514

REAL ESTATE
TRANSFER TAX

00525.00

FP 103022

Box 400-CTCC

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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 **VP & TRUST OFFICER** and attested to by its **AVP & TRUST OFFICER**, the day and year first above written.

FOUNDERS BANK
as trustee aforesaid,

BY: [Signature]
VP & TRUST OFFICER
BRIAN GRANATO
STATE OF ILLINOIS}

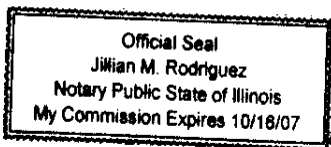


ATTEST: [Signature]
AVP & TRUST OFFICER
JAYME L. SARVIS

SS.
COUNTY OF COOK }

The undersigned, A Notary Public in and for said County, in the State aforesaid, does hereby certify that **Brian Granato** and **Jayme L. Sarvis** Officers of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **VP & TRUST OFFICER** and **AVP & TRUST OFFICER** 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 company, for the uses and purposes therein set forth; and the said **VP & TRUST OFFICER** did also then and there acknowledge that SHE as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th DAY OF OCTOBER, 2004.



[Signature]
Notary Public

NAME AND ADDRESS OF TAXPAYER:

Pioerus Properties, LLC
918 S. Vine
Hinsdale, IL 60521

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE:

[Signature]
Buyer/Seller/Representative

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

10/13/04
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

2004-01395-012

UNOFFICIAL COPY

STREET ADDRESS: 818 W. Lake Street
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 17-08-426-013-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF BLOCK 19 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 19; THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE THEREOF 50.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE 24.98 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST 105.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 33 SECONDS WEST 24.98 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 105.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PRO FORMA EASEMENT PARCEL, NOT YET APPROVED:

A PROPOSED NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PROPOSED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS FOR PRIVATE DRIVE ACCESS, COMMON FACILITIES, MAINTENANCE, REPAIR AND RECONSTRUCTION AND RELATED MATTERS DATED OCTOBER 13, 2004 MADE BY FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 (OWNER/DECLARANT), RECORDED OCTOBER 15, 2004 AS DOCUMENT 0428933194, AND AS CREATED BY DEED FROM FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 TO PIORUN PROPERTIES, LLC RECORDED _____ AS DOCUMENT _____ FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ACROSS AND THROUGH AND THE USE OF THE PRIVATE DRIVE AND THE ONGOING MAINTENANCE, REPAIR AND REPLACEMENT THEREOF, WITHIN THE COMMON AREAS SHOWN ON THE SITE PLAN ATTACHED TO SAID DECLARATION.

ADDRESS: 818 W. Lake Street,
 Chicago, IL.

2004-01395-013

UNOFFICIAL COPY

STREET ADDRESS: 816 W LAKE ST

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-08-426-013-0000

17-08-426-014-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF BLOCK 19 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIDAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 19; THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE THEREOF 75.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE 24.98 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST 105.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 33 SECONDS WEST 24.98 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 105.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PRO FORMA EASEMENT PARCEL, NOT YET APPROVED:

A PROPOSED NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AS SET FORTH IN PROPOSED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS FOR PRIVATE DRIVE ACCESS, COMMON FACILITIES, MAINTENANCE, REPAIR AND RECONSTRUCTION AND RELATED MATTERS DATED OCTOBER 13, 2004 MADE BY FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 (OWNER/DECLARANT), RECORDED OCTOBER 15, 2004 AS DOCUMENT 0428933194, AND AS CREATED BY DEED FROM FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 TO PIORUN PROPERTIES, LLC RECORDED _____ AS DOCUMENT _____ FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ACROSS AND THROUGH AND THE USE OF THE PRIVATE DRIVE AND THE ONGOING MAINTENANCE, REPAIR AND REPLACEMENT THEREOF, WITHIN THE COMMON AREAS SHOWN ON THE SITE PLAN ATTACHED TO SAID DECLARATION.

ADDRESS: 816 W. Lake Street,
Chicago, IL.

2004-01395-014

UNOFFICIAL COPY

STREET ADDRESS: 812 W LAKE ST

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-08-426-014-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF BLOCK 19 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 19; THENCE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE THEREOF 100.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE 24.99 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST 105.20 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 33 SECONDS WEST 24.99 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS EAST 105.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PRO FORMA EASEMENT PARCEL, NOT YET APPROVED:

A PROPOSED NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PROPOSED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS FOR PRIVATE DRIVE ACCESS, COMMON FACILITIES, MAINTENANCE, REPAIR AND RECONSTRUCTION AND RELATED MATTERS DATED OCTOBER 13, 2004 MADE BY FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 (OWNER/DECLARANT), RECORDED OCTOBER 15, 2004 AS DOCUMENT 0428933194, AND AS CREATED BY DEED FROM FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 30, 2004 AND KNOWN AS TRUST NO. 6520 TO PIORUN PROPERTIES, LLC RECORDED _____ AS DOCUMENT _____ FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ACROSS AND THROUGH AND THE USE OF THE PRIVATE DRIVE AND THE ONGOING MAINTENANCE, REPAIR AND REPLACEMENT THEREOF, WITHIN THE COMMON AREAS SHOWN ON THE SITE PLAN ATTACHED TO SAID DECLARATION.

ADDRESS: 812 W. Lake St.
Chicago, IL.

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FLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

The undersigned, being duly sworn on oath, states that he resides at 1512 West Polk Street, Chicago, Illinois.

That the attached deed is not in violation of 765 IICS 205/1 for one of the following reasons:

1.Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2.The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

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

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

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

7.The conveyance of land for highway or other public purposes 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.

8.Conveyances made to correct descriptions in prior conveyances.

9.The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

10.The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots 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. Amended by P.A. 80-318, 1 eff. October 1,1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Robert M. Kowalski

Robert Kowalski, as member of Gromdevelopment LLC

SUBSCRIBED and SWORN to before me on this 31 day of October, 2004

