

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY  
AND MAIL TO:

Gregory F. Smith  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, Illinois 60523

ADDRESS OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:

Daniel A. Lukas  
Structured Development, L.L.C.  
656 West Randolph St., Ste. 400W  
Chicago, Illinois 60661



Doc#: 0509527050  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/05/2005 11:14 AM Pg: 1 of 3

THIS DEED, made this 16th day of March, 2005, between RICHARD CARLSON AND PHYLLIS CARLSON AS CO-TRUSTEES OF THE CARLSON FAMILY TRUST UNDER TRUST AGREEMENT DATED DECEMBER 18, 1992 ("Grantor") and JFA Real Estate, LLC, an Illinois limited liability company as a holder of a 3.64% undivided interest as tenant in common, Gerald Nudo, an individual as a holder of a 1.93% undivided interest as tenant in common and Anne B. Voshel, an individual as a holder of a 94.43% undivided interest as tenant in common (collectively, the "Grantee").

WITNESSETH, that Grantor, in consideration of the sum of Ten (\$10.00) and No/100ths Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and warrant unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

Permanent Index Number: 25-11-300-027-0000;  
25-11-300-038-0000; 25-11-300-039; 25-11-300-040-0000

Common Address: 1001 East 99<sup>th</sup> Street, Chicago, Illinois 60628

Subject To: (a) general real estate taxes not due and payable as of the date hereof; (b) easement over the land for a 12-inch gas main and all rights ensuing in connection therewith, as disclosed by survey of Solander and Son dated May 1953; (c) permanent storm sewer easement reserved in deed recorded on September 12, 1968 as Document No. 20613457; (d) right of way for railroad switch and spur tracks, as disclosed by plat of survey made by National Survey Service, Inc.

**The Talon Group#**

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dated July 12, 2000 as Order No. N-123396; (e) fence and concrete pad encroachment as shown on the plat of survey made by National Survey Service, Inc. dated July 12, 2000; and (f) Grant of Perpetual Easements, Declaration of Restrictions dated December 5, 2003 and recorded January 28, 2004 as Document No. 0402839076.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused his seal to be hereto affixed and has caused his name to be signed to this deed the day and year set forth above.

*Phyllis Carlson*  
 PHYLLIS CARLSON, Co-Trustee of the  
 Carlson Family Trust under Trust  
 Agreement dated December 18, 1992

*Richard Carlson*  
 RICHARD CARLSON, Co-Trustee of  
 the Carlson Family Trust under  
 Trust Agreement dated December  
 18, 1992


STATE OF ARKANSAS )  
 ) SS.  
 COUNTY OF GARLAND )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this instrument are personally known to me to be RICHARD CARLSON and PHYLLIS CARLSON, and are acting as Co-Trustees of THE CARLSON FAMILY TRUST DATED DECEMBER 18, 1992, and that they appeared before me this day in person and acknowledged that they signed and delivered this deed in writing pursuant to authority given by that certain document known as THE CARLSON FAMILY TRUST dated December 18, 1992, as their free and voluntary act.

Given under my hand and official seal this 16<sup>th</sup> day of MARCH, 2005.

*Marilyn Miller*  
 NOTARY PUBLIC



|                   |  |                     |                                 |
|-------------------|--|---------------------|---------------------------------|
| <b>COUNTY TAX</b> | <b>COOK COUNTY</b><br>REAL ESTATE TRANSACTION TAX  | <b># 0000155852</b> | <b>REAL ESTATE TRANSFER TAX</b> |
|                   |  APR. -5.05 |                     | 0091250                         |
|                   | <b>REVENUE STAMP</b>   |                     | FP 326670                       |

|                  |  |                     |                                 |
|------------------|--|---------------------|---------------------------------|
| <b>STATE TAX</b> | <b>STATE OF ILLINOIS</b>   | <b># 0000077565</b> | <b>REAL ESTATE TRANSFER TAX</b> |
|                  |  APR. -5.05 |                     | 0182500                         |
|                  | <b>REAL ESTATE TRANSFER TAX</b><br>DEPARTMENT OF REVENUE                                       |                     | FP 326669                       |

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## EXHIBIT A

### DESCRIPTION OF LAND

#### PARCEL 1:

THE NORTH 324.83 FEET OF THE EAST 402.30 FEET OF THE WEST 1808.88 FEET (EXCEPTING THE EAST 45 FEET OF THE SOUTH 70 FEET OF THE NORTH 324.83 FEET OF THE EAST 402.30 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE SOUTH 314.83 FEET OF THE NORTH 324.83 FEET OF THE WEST 560.00 FEET OF THAT PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE DRAWN PERPENDICULARLY TO THE NORTH LINE OF SAID SOUTH 1/2 THROUGH A POINT WHICH IS 980.00 FEET EAST OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE (80.00 FEET WIDE) AS MEASURED ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 10 AND ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 11, ALL IN TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE NORTH 10.00 FEET OF THE WEST 560.00 FEET OF THAT PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE DRAWN PERPENDICULARLY TO THE NORTH LINE OF SAID SOUTH 1/2 THROUGH A POINT WHICH IS 980.00 FEET EAST OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE (80.00 FEET WIDE) AS MEASURED ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF SECTION 10 AND ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 11, ALL IN TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS.