

# UNOFFICIAL COPY

## TRUSTEE'S DEED

(Illinois)



Doc#: 0513139066  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 05/11/2005 11:27 AM Pg: 1 of 5

THIS INDENTURE, made this  
\_\_ 5<sup>th</sup> \_\_ day of May, 2005,  
between George E. Johnson, a  
resident of Illinois, not personally  
but as Trustee, under the  
provisions of a deed or deeds in  
trust duly recorded and delivered in  
pursuance of that certain George E.  
Johnson Declaration of Trust dated  
August 5, 1971

party of the first part, and Victory 2005 LLC, an Illinois limited liability company, party of the second part, having an address of 54 W. Hubbard Street, Suite 205, Chicago, Illinois 60610.

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 consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the real estate, situated in the County of Cook and State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 20-23-217-009 and 20-23-217-010

Address of real estate: 6412 - 6418 and 6420 South Stony Island, Chicago, Illinois

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 direction 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; including the authority to convey directly to the grantee named herein, and of every other power and authority thereunto enabling.

1st AMERICAN TITLE Order # 146819  
NCC DEC

5

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.


George E. Johnson, as Trustee aforesaid and not personally

*George E. Johnson*


City of Chicago  
 Dept. of Revenue  
 379523  
 05/11/2005 11:09 Batch 1.305 15



Real Estate  
 Transfer Stamp  
 \$2,805.00

STATE OF ILLINOIS  
 STATE TAX  
  
 MAY. 11.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000079744  
 REAL ESTATE  
 TRANSFER TAX  
 00374.00  
 FP326669

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 MAY. 11.05  
 REVENUE STAMP

# 0000159628  
 REAL ESTATE  
 TRANSFER TAX  
 00187.00  
 FP326670



# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: LOT 43 (EXCEPT THE WEST 25 FEET THEREOF) AND ALL OF LOT 44 IN ROBERTSON'S SUBDIVISION OF THE NORTH 25.25 ACRES OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 47 IN ROBERTSON'S SUBDIVISION OF THE NORTH 25.25 ACRES OF THAT PART LYING EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2004 and subsequent years;
2. Zoning ordinances and regulations;
3. Any matters that would be revealed by an accurate survey of the real property; and
4. Any lien, restriction, reservation, easement or other encumbrance arising from the acts or omissions of Allison Davis, Cullen Davis, Urban Property Advisors L.L.C., The Davis Group V, L.L.C. and Black Dog, LLC.

CH02/ 22376553.1

Property of Cook County Clerk's Office