### **UNOFFICIAL COPY**

### TRUSTEE'S DEED

(Illinois)

THIS INDENTURE, made this \_\_\_\_\_ day of May, 2005, between George E. Johnson, a resident of Minois, 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



Doc#: 0513139066

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

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party of the first part, and Victory 2005 ILC, 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 attacked 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, Ilinois

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.

IST AMERICAN NILE Order # 14681

0513139066 Page: 2 of 5

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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

ile 14's Office

personally

City of Chicago

Dept. of Revenue

379523

05/11/2005 11:09 Batch 1 355 15

Real Estate

ransfer Stamp

\$2,805.00



STATE TAX

HAY.11.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

HAY.11.05

REAL ESTATE 00000039744 TRANSFER 14X

0037400

FP326669

COOK COUNTY COUNTY TAX

REAL ESTATE 0000159628 TRANSFER TAX 0018700

FP326670

0513139066 Page: 3 of 5

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STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )
I, Scott C. Lascari , a Notary Public in and for said County, in the State aforesaid, do hereby certify that GEORGE E. JOHNSON is Trustee of the George E. Johnson Declaration of Trust dated August 5, 1971 thereof, personally known to me to be the same person who name is subscribed to the foregoing instrument as such Trustee appeared before me this day in personant acknowledged that he signed and delivered the said instrument as his own free and voluntary act at as the free and voluntary act of said Trust, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal, this day of May 2005.
Notacy Public  Commission Expires:  Official Seel  Scott C Lascari
Ox
Commission Expires:  Official Seal Scott C Lascari Notary Public State of Himole My Commission Expires 08/04/08  PREPARED BY: Laura E. Karassik, Esq. Gardner Carton & Douglas LLP 191 North Wacker Drive, Suite 3700 Chicago, Illinois 60606  RETURN TO: Edward T. Joyce, Esq. Edward T. Joyce & Associates, P.C. 11 South LaSalle Street, Suite 1600 Chicago, Illinois 60603-1211  MAIL TAXES TO:
Scott C Lasceri Notary Public State of Illinois
PREPARED BY:
Laura E. Karassik, Esq.
Gardner Carton & Douglas LLP
191 North Wacker Drive, Suite 3700
Chicago, Illinois 60606
DETUDA (TO
RETURN TO: Edward T. Joyce, Esq.
Edward T. Joyce & Associates, P.C.
11 South LaSalle Street, Suite 1600
Chicago, Illinois 60603-1211
MAIL TAXES TO: Victory dods LLC  SY West Hubbard Swite 205 Chicap In 60610
Victory doos LLC
54 West Hubbard Swite 205
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0513139066 Page: 4 of 5

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#### **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 1/2 OF ASI 2PAL N.

OCOOP COUNTY CIENTS OFFICE THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

-4-

0513139066 Page: 5 of 5

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### 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
- 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.

missions C and Black Dog,

CH02/22376553-1

Clarks

Office

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