



Doc#: 0534641076 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2005 12:44 PM Pg: 1 of 5

This indenture made this 22nd day of NOVEMBER, 2005, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, successor trustee to LASALLE BANK NATIONAL ASSOCIATION, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 14th day of MARCH 1974, and known as Trust Number 26-2252-00, party of the first part, and

-----GRAND ARMITAGE TRIANGLE, L L C. AN ILLINOIS LIMITED LIABILITY COMPANY-----

WHOSE ADDRESS IS:
18 RELIANCE LANE,
LINCOLNSHIRE, ILLINOIS 60069
party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
SUBJECT TO: ATTACHED AS EXHIBIT "B"**

Property Address: 4944, 4948 AND 4950 W GRAND AVENUE, CHICAGO, ILLINOIS

Permanent Tax Number: 13-33-401-027-0000; 13-33-401-028-0000 AND 13-33-401-029-0000

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 hereof.

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 TRUST OFFICER, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as SUCCESSOR Trustee as Aforesaid

By: Glenn J Richter
GLENN J RICHTER, TRUST OFFICER

Box 400-CTCC

18/23

0534641076 DACC

UNOFFICIAL COPY

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named TRUST OFFICER of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such TRUST OFFICER appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said TRUST OFFICER then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 22ND day of **NOVEMBER** 2005.



Surrajina McKinley
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
181 WEST MADISON, 17TH FL
CHICAGO, ILLINOIS 60602

AFTER RECORDING, PLEASE MAIL TO:

NAME: LEON TEICHNER
ADDRESS: 180 N. CASACE 1601
CITY, STATE, ZIP: CHGO IL 60601
OR BOX NO. _____

SEND TAX BILLS TO:

NAME: LEON TEICHNER
ADDRESS: 180 N. CASACE 1601
CITY, STATE, ZIP: CHGO IL 60601

Exempt under provisions of Paragraph F, Section 4, Real Estate Transfer Tax Act.

11/23/05
Date

Michael E. Freedom
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH F, SEC. 200, 1-2 (B-6) or PARAGRAPH F, SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

11/23/05 Michael E. Freedom
DATE BUYER, SELLER REPRESENTATIVE

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EXHIBIT A LEGAL DESCRIPTION

PART OF LOTS 20, 21 AND 22 IN GAVIGAN AND MCCARTHY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1909, AS DOCUMENT 4458531, IN BOOK 105 OF PLATS, PAGE 28, COOK COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 88 ° 54' 18" EAST, A DISTANCE OF 74.46 FEET; THENCE SOUTH 26° 17' 31" WEST, A DISTANCE OF 78.34 FEET; THENCE NORTH 62° 36' 36" WEST A DISTANCE OF 66.95 FEET; THENCE NORTH 27° 23' 24" EAST, A DISTANCE OF 42.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

C/K/A: 4944, 4948 and 4950 W. Grand Avenue
Chicago, Illinois

PI#: 13-33-401-027-0000; 13-33-401-028-0000; and 13-33-401-029-0000

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EXHIBIT B PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 2005 and subsequent years.
2. Ordinance relating to vacation of a portion of a public alley recorded April 8, 1985 as document 27503051.
3. Encroachments of the building as noted on Plat of Survey #2005-14143-5 prepared by United Survey Service LLC, dated October 17, 2005.
4. Party Walls as depicted on survey number 2005-14143-5 prepared by United Survey Service LLC, dated October 17, 2005.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 23, 2005 Signature: Richard E. Freedman
Grantor or Agent

Subscribed and sworn to before me by the

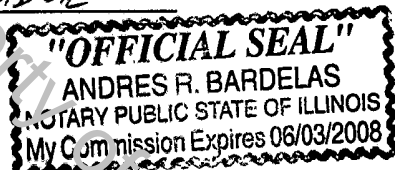
said Richard E. Freedman

this 12th day of December

2005

[Signature]

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 23, 2005 Signature: Richard E. Freedman
Grantee or Agent

Subscribed and sworn to before me by the

said Richard E. Freedman

this 12th day of December

2005

[Signature]

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]