

UNOFFICIAL COPY

TRUSTEE'S DEED

*Cosmopolitan Bank & Trust, as Successor Trustee to Cosmopolitan National Bank of Chicago



Doc#: 0535356000 Fee: \$34.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/19/2005 10:01 AM Pg: 1 of 6

Grantor, *COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute land trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank pursuant to a certain Trust

Agreement dated the 19th day of November in the year 1973, and known as Trust Number 20966, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to: An undivided 50% as tenant in common to Ralph J. Iacono, as trustee under Declaration of Trust by Ralph J. Iacono dated April 6, 1995. An undivided 50% as tenant in common to Russell R. Iacono, as trustee under Declaration of Trust by Russell R. Iacono dated July 13, 1999.

of 4700 W. Grand Avenue, Chicago, IL 60639 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

*****SEE ATTACHED LEGAL DESCRIPTIONS*****

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. 2 and Cook County Ord 93-0-27 par. 2

Date 12/19/05 Sign [Signature]

PIN: 13-34-308-015-0000

IN WITNESS WHEREOF, *COSMOPOLITAN BANK AND TRUST, not personally but as Trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Trust Officer this 1st day of November in the year 2005.

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***COSMOPOLITAN BANK AND TRUST**
as Trustee as aforesaid, and not personally

By: [Signature]
Its: Vice President and Trust Officer

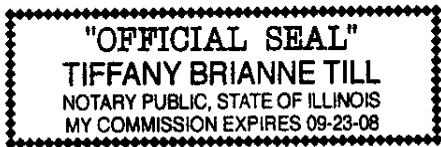
Attest: [Signature]
Its: Trust Officer



State of Illinois)
) SS
County of Cook)

This instrument was prepared
By: T. Till
Land Trust Department
Cosmopolitan Bank and Trust
801 North Clark Street
Chicago, Illinois 60610-3287

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Todd W. Cordell, Vice President and Trust Officer of *COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and Devin L. Fisher, Trust Officer personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and 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 acts, and as the free and voluntary act of said Bank, as Trustee aforesaid, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 29th day of November in the year 2005.

[Signature]
Notary Public

Mail to: Fred Carman
95 Revere Drive, Suite J
Northbrook, IL 60062-1585

Street address of described property

Name and Address of Taxpayer:
Ralph J. Tacono Trust
c/o Chicago Dowel Company, Inc.
4700 W. Grand Avenue
Chicago, IL 60639

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EXHIBIT "A"

AN IRREGULAR PARCEL OF LAND BEING THOSE PART OF BLOCKS 11 AND 12 IN THE SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FIVE ACRES IN THE SOUTHWEST CORNER THEREOF AND EXCEPT RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF GRAND AVENUE (BEING ALSO THE SOUTHERLY LINE OF SAID BLOCKS 11 AND 12) AT A POINT 521 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF GRAND AVENUE AND THE WEST LINE OF BLOCK 12 IN SAID SUBDIVISION AS MEASURED ALONG THE NORTHERLY LINE OF SAID GRAND AVENUE; THENCE NORTHEASTERLY AT A RIGHT ANGLE 75 FEET; THENCE SOUTHEASTERLY AT A RIGHT ANGLE 20 FEET; THENCE NORTHEASTERLY AT A RIGHT ANGLE 102 FEET; THENCE SOUTHEASTERLY AT A RIGHT ANGLE 114 FEET TO A POINT WHICH IS 176 FEET NORTHEASTERLY OF THE NORTHERLY LINE OF SAID GRAND AVENUE AS MEASURED AT A RIGHT ANGLE TO THE NORTHERLY LINE OF SAID GRAND AVENUE, FROM A POINT ON THE NORTHERLY LINE OF SAID GRAND AVENUE WHICH IS 655 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF GRAND AVENUE AND THE WEST LINE OF SAID BLOCK 12 AS MEASURED ALONG THE NORTHERLY LINE OF SAID GRAND AVENUE; THENCE EASTERLY ON A CURVED LINE CONVEX NORTHEASTERLY HAVING A RADIUS OF 716.78 FEET AN ARC DISTANCE OF 117.85 FEET TO A POINT WHICH IS 156 FEET NORTHERLY OF THE NORTHERLY LINE OF SAID GRAND AVENUE AS MEASURED AT A RIGHT ANGLE TO SAID NORTHERLY LINE FROM A POINT 771 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID GRAND AVENUE AND THE WEST LINE OF SAID BLOCK 12 AS MEASURED ALONG THE NORTHERLY LINE OF SAID GRAND AVENUE; THENCE NORTHEASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF GRAND AVENUE AT A POINT 771 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHERLY LINE OF GRAND AVENUE AND THE WEST LINE OF SAID BLOCK 12 AS MEASURED ALONG THE NORTHERLY LINE OF SAID GRAND AVENUE, A DISTANCE OF 25.79 FEET TO A POINT 181.79 FEET NORTHERLY OF THE NORTHEASTERLY LINE OF GRAND AVENUE MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX NORTHEASTERLY HAVING A RADIUS OF 741.78 FEET WHOSE RADIAL LINE FORMS AN ANGLE OF 13 DEGREES 59 MINUTES 38 SECONDS FROM SOUTHERLY TO SOUTHWESTERLY WITH LAST DESCRIBED LINE, AN ARC DISTANCE OF 116.64 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF GRAND AVENUE, A DISTANCE OF 115.07 FEET TO A POINT 201 FEET NORTHERLY OF THE NORTHEASTERLY LINE OF GRAND AVENUE MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHWESTERLY A DISTANCE OF 448.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD COMPANY (ALSO BEING THE NORTHERLY LINE OF SAID BLOCK 12) SAID POINT BEING 158 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF SAID BLOCK 12 MEASURED ALONG SAID RIGHT OF WAY LINE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 158 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 12 (ALSO BEING THE EAST LINE OF CICERO AVENUE) A DISTANCE OF 109.56 FEET TO THE NORTHERLY LINE OF GRAND AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF GRAND AVENUE, 521 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PARCEL CONVEYED TO THE STATE OF ILLINOIS BY INDENTURE DATED DECEMBER 21, 1988 AND AS SHOWN ON PLAT OF HIGHWAYS RECORDED MARCH 10, 1986 AS DOCUMENT NO. 86100891.

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EXHIBIT "B"

A triangular parcel of land in the West $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 34, Township 40 North, Range 13 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point 831 feet southeasterly from the point of intersection of the Northerly line of Grand Avenue and the East line of Cicero Avenue (as measured along said Northerly line of Grand Avenue) 132 feet Northeasterly from said Northerly line of Grand Avenue as measured at right angles thereto. Thence Southwesterly 132 feet to said North Line of Grand Avenue; thence Southeasterly along said North line of Grand Avenue a distance of 210 feet; thence Northwesterly to the point of beginning, all in Cook County, Illinois.

Cook County Clerk's Office

Parcel 1

EXHIBIT "C"

An Irregular Parcel of Land being part of Blocks 10 and 11 in the subdivision of the West half of the South West quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois (except the 5 acres in the South East corner thereof and except Railroad right of way) bounded and described as follows:

Beginning on the Northerly line of Grand Avenue at a point 521 feet (as measured along the Northerly line of said Grand Avenue)

Southeasterly from the point of intersection of the Northerly line of Grand Avenue and the East line of Cicero Avenue (said East line being 50 feet East of and measured at right angles to the West line of said Section 34); thence Northeasterly at a right angle 75 feet; thence Southeasterly at a right angle 20 feet; thence Northeasterly at right angle 101 feet; thence Southeasterly at a right angle 114 feet to a point which is 176 feet Northeasterly of the Northerly line of said Grand Avenue as measured at a right angle to the Northerly line of said Grand Avenue, from a point on the Northerly line of said Grand Avenue which is 655 feet (as measured along the Northerly line of said Grand Avenue) Southeasterly from the point of intersection of the Northerly line of Grand Avenue and the East line of said Cicero Avenue; thence Easterly on a curved line convex Northeasterly having a radius of 716.78 feet an arc distance of 117.85 feet to a point which is 156 feet Northerly of the Northerly line of said Grand Avenue as measured at a right angle to said Northerly line from a point 771 feet (as measured along the Northerly line of said Grand Avenue) Southeasterly from the point of intersection of the Northerly line of said Grand Avenue and the East line of said Cicero Avenue; thence Southwesterly 156 feet to a point on the Northerly line of said Grand Avenue which is 771 feet (as measured along the Northerly line of said Grand Avenue) Southeasterly from the point of intersection of the Northerly line of said Grand Avenue and the East line of said Cicero Avenue; thence Northwesterly along the Northerly line of said Grand Avenue a distance of 250 feet to the place of beginning in Cook County, Illinois.

Parcel 2

An irregular parcel of land being part of Block 10 in the Subdivision of the West half of the Southwest quarter of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, (except 5 acres in the South East corner thereof and except Railroad right of way) bounded and described as follows:

Beginning on the Northerly line of Grand Avenue at a point 771 feet Southeasterly from the point of intersection of the Northerly line of Grand Avenue and the East line of Cicero Avenue as measured along the Northerly line of said Grand Avenue; thence Northeasterly at a right angle 156 feet; thence Southeasterly 64.62 feet, more or less, to a point which is 132 feet Northerly of the Northerly line of said Grand Avenue as measured at a right angle to said Northerly line from a point 831 feet Southeasterly from the point of intersection of the Northerly line of said Grand Avenue and the East line of said Cicero Avenue as measured along the Northerly line

of said Grand Avenue; thence Southwesterly 132 feet to a point on the Northerly line of said Grand Avenue which is 831 feet Southeasterly from the point of intersection of the Northerly line of said Grand Avenue and the East line of Cicero Avenue as measured along the Northerly line of said Grand Avenue; thence Northwesterly along the Northerly line of said Grand Avenue a distance of 60 feet to the point of beginning in Cook County, Illinois.

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STATEMENT BY GRANTOR(S) AND GRANTEE(S)

Grantor: Cosmopolitan Bank and Trust, as trustee of Trust #20966

Grantees: Ralph J. Iacono, as trustee under Declaration of Trust by Ralph J. Iacono dated April 6, 1995, and
Russell R. Iacono, as trustee under Declaration of Trust by Russell R. Iacono dated July 13, 1999

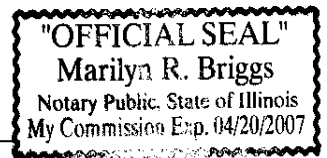
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of each grantee shown on the deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Date: December 9, 2005 Cosmopolitan Bank and Trust, as trustee of Trust #20966

By: *Fred Carman*
Agent of Grantor

Subscribed and sworn to before me by
Fred Carman on December 9, 2005

Marilyn R. Briggs
Notary Public



Each grantee affirms that the name of each grantee shown on the deed 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 Illinois.

Date: December 9, 2005

Ralph J. Iacono, as trustee under Declaration of
Trust by Ralph J. Iacono dated April 6, 1995

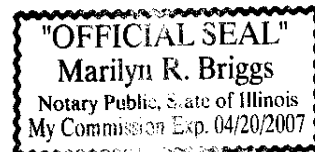
By: *Fred Carman*
Agent of Grantee

Russell R. Iacono, as trustee under Declaration of
Trust by Russell R. Iacono dated July 13, 1999

By: *Fred Carman*
Agent of Grantee

Subscribed and sworn to before me by Fred Carman as agent of the grantees on December 9, 2005

Marilyn R. Briggs
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 offense.
(Attach to deed or AB to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)