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Doc#: 0536133116 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2005 09:48 AM Pg: 1 of 6

TRUSTEE'S DEED

This indenture made this 17th day of November, 2005, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LaSalle Bank National Association, successor trustee to American National Bank and Trust Company of Chicago, 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 31st day October, 1979 and known as Trust Number 32587, party of the first part, and Pensacola Associates L.L.C., an Illinois Limited Liability Company, whose address is: 1 North Franklin Street, Suite 700, Chicago, Illinois 60602, 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:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Number: 14-17-406-001

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.

Box 400-CTCC

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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: *Harriet Denisevicz*
Harriet Denisevicz
Trust Officer

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 she signed and delivered the said instrument as 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 16th day of **November, 2005**.

PROPERTY ADDRESS:
4334 North Hazel
Chicago, Illinois



Patricia L. Alvarez
NOTARY PUBLIC

This instrument was prepared by:
Harriet Denisevicz
CHICAGO TITLE LAND TRUST COMPANY
181 West Madison Street
Chicago, IL 60602

AFTER RECORDING, PLEASE MAIL TO:

NAME Jeff Rappin
ADDRESS 566 W. Lake St. #400 OR BOX NO. _____
CITY, STATE Chicago IL 60661
SEND TAX BILLS TO: Same

12/21/05

Richard E. F...

12/21/05 *Richard E. F...*

CHICAGO TITLE INSURANCE COMPANY
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LOAN POLICY (1992)

Exhibit "A"

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008297183 02

~~5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:~~

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN CONSISTING OF VARIOUS AND SUNDRY LOTS AND BLOCKS TOGETHER WITH ALL OF VACATED PENSACOLA AVENUE FALLING WITHIN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF NORTH HAZEL STREET WITH THE SOUTH LINE OF WEST MONTROSE AVENUE BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN SIMONDS AND STEARNS' MONTROSE BOULEVARD AND FREMONT STREET SUBDIVISION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1900 AS DOCUMENT NO. 2922612; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE, A DISTANCE OF 584.85 FEET TO THE EAST LINE OF SHERIDAN ROAD (FORMERLY SHEFFIELD AVENUE) AS WIDENED; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 218.81 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF NORTH BROADWAY; THENCE SOUTH 24 DEGREES 30 MINUTES 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE AND SAID LINE EXTENDED, A DISTANCE OF 206.89 FEET TO AN INTERSECTION WITH A LINE 62.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BLOCK 1 AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 IN POST AND SIMON'S PARTITION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1876 AS DOCUMENT NO. 115561; THENCE NORTH 65 DEGREES 29 MINUTES 35 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 209.63 FEET TO A POINT ON SAID PARALLEL LINE, A DISTANCE OF 64.50 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION AFORESAID (SAID INTERSECTION BEING HEREINAFTER REFERED TO AS "POINT A"); THENCE NORTH 59 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 58.81 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION AFORESAID, SAID POINT BEING 26.57 FEET SOUTH OF "POINT A"; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.02 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET (AS MEASURED AT RIGHT ANGLES) NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 6 AND 7 IN O. C. SIMOND'S SUBDIVISION OF SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1886 AS DOCUMENT NO. 709031 (THE SOUTHEASTERLY LINE OF SAID LOTS 6 AND 7 BEING IDENTICAL WITH PART OF THE NORTHWESTERLY LINE OF LOTS 7, 8 AND 9 IN BUENA PARK SUBDIVISION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1890 AS DOCUMENT NO. 1345801); THENCE NORTH 65 DEGREES 29 MINUTES 35 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 74.56 FEET TO AN INTERSECTION WITH A NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 9 IN BUENA PARK SUBDIVISION AFORESAID; THENCE SOUTH 24 DEGREES 30 MINUTES 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 109.79 FEET TO THE NORTHWESTERLY LINE OF WEST CULLOM AVENUE; THENCE NORTH 65 DEGREES 25 MINUTES 15 SECONDS EAST, A DISTANCE OF 150.26 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH HAZEL STREET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF NORTH HAZEL STREET AND SAID LINE EXTENDED, A

(SEE ATTACHED)

~~THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.~~

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 CHICAGO TITLE INSURANCE COMPANY
~~LOAN POLICY (1992)~~

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008297183 D2

DISTANCE OF 357.41 FEET TO THE PLACE OF BEGINNING,

EXCEPTING FROM THE AFORESAID TRACT OF LAND, ALL THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF NORTH HAZEL STREET, A DISTANCE OF 346.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE DUE WEST PARALLEL WITH THE SOUTH LINE OF WEST MONTROSE AVENUE, A DISTANCE OF 170.30 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 9 IN BUENA PARK SUBDIVISION, AFORESAID; THENCE SOUTH 24 DEGREES 30 MINUTES 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 81.23 FEET TO THE NORTHWESTERLY LINE OF WEST CULLOM AVENUE; THENCE NORTH 65 DEGREES 25 MINUTES 15 SECONDS EAST, A DISTANCE OF 150.26 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH HAZEL STREET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF NORTH HAZEL STREET, A DISTANCE OF 11.41 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE FOREGOING PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN CONSISTING OF VARIOUS AND SUNDRY LOTS AND BLOCKS TOGETHER WITH ALL OF VACATED PENSACOLA AVENUE FALLING WITHIN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF NORTH HAZEL STREET WITH THE SOUTH LINE OF WEST MONTROSE AVENUE BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN SIMONDS AND STEARNS' MONTROSE BOULEVARD AND FREMONT STREET SUBDIVISION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1900 AS DOCUMENT No. 2922612; THENCE DUE WEST (BEING AN ASSUMED BEARING OF 584.85 FEET TO THE EAST LINE OF SHERIDAN ROAD (FORMERLY SHEFFIELD AVENUE) AS WIDENED; THENCE SOUTH 00°-10'-45" EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 218.81 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF NORTH BROADWAY; THENCE SOUTH 24°-30'-25" EAST ALONG SAID LAST DESCRIBED LINE AND SAID LINE EXTENDED, A DISTANCE OF 206.89 FEET TO AN INTERSECTION WITH A LINE 62.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BLOCK 1 AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 IN POST AND SIMON'S PARTITION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1876 AS DOCUMENT No. 115561; THENCE NORTH 65°-29'-35" EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 209.63 FEET TO A POINT ON SAID PARALLEL LINE, A DISTANCE OF 64.50 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION AFORESAID (SAID INTERSECTION BEING HEREINAFTER REFERRED TO AS "POINT A"); THENCE NORTH 89°-49'-15" EAST, A DISTANCE OF 58.81 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION AFORESAID, SAID POINT BEING 26.57 FEET SOUTH OF "POINT A"; THENCE SOUTH 00°-13'-00" EAST, A DISTANCE OF 31.02 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET (AS MEASURED AT RIGHT ANGLES) NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 6 AND 7 IN O. C. SIMOND'S SUBDIVISION OF SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1886 AS DOCUMENT No. 709031 (THE SOUTHEASTERLY LINE OF SAID LOTS 6 AND 7 BEING IDENTICAL WITH PART OF THE NORTHWESTERLY LINE OF LOTS 7, 8 AND 9 IN BUENA PARK SUBDIVISION IN SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER

~~THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.~~

~~CHICAGO TITLE INSURANCE COMPANY~~
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~~LOAN POLICY (1992)~~
SCHEDULE A (CONTINUED)

~~POLICY NO. : 1401 008297483~~ D2

1, 1890 AS DOCUMENT No. 1345801); THENCE NORTH 65°-29'-35" EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 74.56 FEET TO AN INTERSECTION WITH A NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 9 IN BUENA PARK SUBDIVISION AFORESAID; THENCE SOUTH 24°-30'-25" EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 28.56 FEET TO A POINT; THENCE DUE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF WEST MONTROSE AVENUE, A DISTANCE OF 170.30 FEET TO THE WEST LINE OF N. HAZEL STREET; THENCE NORTH 00°-13'-00" WEST ALONG SAID WEST LINE OF NORTH HAZEL STREET, A DISTANCE OF 346.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND DRIVEWAY CREATED BY AGREEMENT FOR EASEMENTS AND OTHER RIGHTS MADE BY AND BETWEEN THE SALVATION ARMY, AN ILLINOIS CORPORATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1974 AND KNOWN AS TRUST NO. 32587, SAID AGREEMENT DATED SEPTEMBER 20, 1979 AND RECORDED NOVEMBER 8, 1979 AS DOCUMENT NO. 25232400, ON, OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 1 IN POST AND SIMON'S PARTITION OF LOT 17 AND THE NORTHWESTERLY 1.735 CHAINS OF LOT 16 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 1 IN IGLEHART'S SUBDIVISION OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 17 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1876 AS DOCUMENT NO. 115561, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH BROADWAY, BEING A LINE 33.0 FEET AS MEASURED AT RIGHT ANGLES, NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 1 WITH A LINE 62.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BLOCK 1, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE NORTH 65 DEGREES 29 MINUTES 35 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 209.63 FEET TO A POINT ON SAID PARALLEL LINE, 64.50 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION AFORESAID (SAID INTERSECTION BEING HERINAFTER REFERRED TO AS "POINT A") THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.13 FEET TO AN INTERSECTION WITH A LINE 50.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BLOCK 1, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 (AN EASTERLY EXTENSION OF SAID LINE BEARING NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST INTERSECTS THE EAST LINE OF SAID BLOCK 1 AT A POINT 26.57 FEET SOUTH OF "POINT A" AFOREMENTIONED); THENCE SOUTH 65 DEGREES 29 MINUTES 35 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 236.17 FEET TO THE NORTHEASTERLY LINE OF NORTH BROADWAY; THENCE NORTH 24 DEGREES 30 MINUTES 25 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 12.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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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 Dec 21, 2005 Signature: *Jeffrey C. Rappin*
Grantor or Agent

Subscribed and sworn to before me by the
said *Jeffrey C. Rappin*
this 21st day of December
2005.



Nancy R. Castro
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 Dec. 21, 2005 Signature: *Jeffrey C. Rappin*
Grantee or Agent

Subscribed and sworn to before me by the
said *Jeffrey C. Rappin*
this 21st day of December
2005.



Nancy R. Castro
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.]