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Doc#: 0603246045 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2006 11:12 AM Pg: 1 of 5

TRUSTEE'S DEED

This Indenture, Made this 19th day of January 2006 between FIRST NATIONAL BANK OF LAGRANGE, a National Banking Association, as Trustee under the Provisions of a deed or deeds in Trust duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 8th day of January 1988 and know as Tr. Number 225, party of the first part, and

Consolidated Commercial Properties, LLC

Of Wheeling, Illinois, party of the second part.

Witnesseth, that said party of the first part, in consideration of the sum of *****Ten AND NO/100***** Dollars, and other goods and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PINS: 03-12-100-022-0000; 03-12-100-023-0000; 03-12-100-024-0000; 03-12-100-025-0000; 03-12-100-036-0000

Commonly Known As: 212-214 South Milwaukee Avenue, Wheeling, Illinois 60090

TICOR
TICOR TITLE

577944 #15

STATE TAX	STATE OF ILLINOIS FEB. -1.06 COOK COUNTY	# 0000022168	REAL ESTATE TRANSFER TAX 00560.00 FP351009
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX FEB. -1.06 REVENUE STAMP	# 0000023001	REAL ESTATE TRANSFER TAX 00280.00 FP351021
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together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, forever.

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 country given to secure the payment of money, and remaining unreleased at the date of the delivery thereof. Also subject to all covenants, conditions, and building line restrictions (if any) of record in the Recorder's office; also subject to all unpaid taxes and special assessments.

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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 present by its Vice President and attested by its Vice President the day and year first above written.

FIRST NATIONAL BANK OF LAGRANGE

As Trustee Aforesaid,

By: *Ramona Zavattaro*
Vice President

Attest: *[Signature]*
Vice President

(SEAL)

STATE OF ILLINOIS

ss

COUNTY OF COCK

I, The Undersigned,
A NOTARY PUBLIC in and for said county, in the state aforesaid, DO HEREBY CERTIFY, that Ramona Zavattaro Vice President of FIRST NATIONAL BANK OF LAGRANGE, and Craig Finck Vice President, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Vice President did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes there set forth.



GIVEN under my hand and Notarial Seal this 19th day of January A.D. 2006

Rita Phillip

Notary Public

D E L I V E R Y	NAME	Carmen Gaspero, Esq. Dean R. Hedeker, Ltd.
	STREET	One Overlook Point, Suite 250
	CITY	Lincolnshire, IL 60069-4319
	INSTRUCTIONS	

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

212-214 South Milwaukee Ave., Wheeling, IL

This instrument prepared by:

NOTARIAL SEAL
STATE OF ILLINOIS
JAN 19 2006
212-214 MILWAUKEE AVE.
WHEELING, ILL. 60090

TRUST DEPARTMENT - FIRST NATIONAL BANK OF LAGRANGE
620 West Burlington Avenue, LaGrange, Illinois 60525*708-482-7700
FAX 708-482-9026

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PIN NUMBERS:

03-12-100-022-0000
 03-12-100-023-0000
 03-12-100-024-0000
 03-12-100-025-0000
 03-12-100-036-0000

PROPERTY COMMONLY KNOWN AS:

212-214 South Milwaukee Avenue, Wheeling, Illinois 60090

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 29 AND 30, IN JOSEPH L. MC DUFFIE'S SUBDIVISION TO WHEELING, BEING PARTS OF SECTIONS 1,2,11 AND 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF DATED, SEPTEMBER 6, 1852, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK OF PLATS 49, PAGE 2, AND RE-RECDD MARCH 23, 1852, IN BOOK 17 OF MAPS, PAGE 2, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY, 53.11 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 29 ON AN ASSUMED BEARING OF SOUTH 52 DEGREES, 22 MINUTES, 27 SECONDS WEST; THENCE SOUTH 38 DEGREES, 03 MINUTES, 43 SECONDS EAST, 80.52 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 30, THENCE NORTH 52 DEGREES, 22 MINUTES, 27 SECONDS EAST, 52.87 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 30 TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 37 DEGREES, 53 MINUTES, 22 SECONDS WEST, 80.52 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 30, IN MC DUFFIE'S SUBDIVISION OF PARTS OF SECTIONS 1,2,11 AND 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID MC DUFFIE'S SUBDIVISION, BEING A LINE 180 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MILWAUKEE AVENUE, 80 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LOT 29, IN SAID MC DUFFIE'S SUBDIVISION; THENCE SOUTHWESTERLY ON THE NORTHWEST LINE OF SAID LOT 29, EXTENDED SOUTHWESTERLY, A DISTANCE OF 16 FEET TO OLD FENCE LINE; THENCE SOUTHEASTERLY, ALONG OLD FENCE LINE AND PARALLEL WITH THE SOUTHWEST LINE OF MC DUFFIE'S SUBDIVISION, 80 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF LOT 30, IN MC DUFFIE'S SUBDIVISION, EXTENDED SOUTHWESTERLY; THENCE NORTHEASTERLY, ALONG THE EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 30, A DISTANCE OF 16 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3: LOTS 31 AND 32 AND 33 (EXCEPT THAT PART OF SAID LOT DESCRIBED AS COMMENCING IN THE CENTER LINE OF THE CHICAGO AND MILWAUKEE ROAD WHERE

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LEGAL DESCRIPTION (CONTINUED):

SAID CENTER LINE INTERSECTS THE SOUTH LINE OF LOT 33 AFORESAID EXTENDED EAST; THENCE WEST 188.56 FEET; THENCE NORTHEASTERLY 154 FEET TO THE CENTER LINE OF SAID ROAD; THENCE SOUTHEASTERLY 137 FEET TO THE POINT OF BEGINNING) AND EXCEPT THAT PART TAKEN FOR MILWAUKEE AVENUE IN CONDEMNATION CASE 94L-50724, ALL IN MCDUFFEE'S SUBDIVISION OF PART OF SECTIONS 1,2,11 ANJ) SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4: THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:: BEGINNING AT THE NORTHWEST CORNER OF LOT 28 IN MC DUFFEE'S SUBDIVISION OF PARTS OF SECTIONS 1,2,11 AND 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7,1852 AS DOCUMENT 37003 AND RE-RECORDED MARCH 23, 1882 AS DOCUMENT 383023; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 28 EXTENDED SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 11 IN PETAN'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1977 AS DOCUMENT 23850670; THENCE SOUTH 35 DEGREES 52 MINUTES 45 SECONDS EAST 130.20 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 IN PETAN'S SUBDIVISION TO A CORNER OF SAID LOT 11; THENCE SOUTH 0 DEGREES 01 MINUTES 54 SECONDS WEST 61.55 FEET ALONG THE EAST LINE OF SAID LOT 11 IN PETAN'S SUBDIVISION EXTENDED SOUTHERLY TO THE LINE OF MORS FARM SYNDICATE SUBDIVISION UNIT 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11 ANJ) NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8,1927 AS DOCUMENT 9771523 AND SAID NORTH LINE EXTENDED EAST TO THE SOUTHWESTERLY CORNER OF LOT 33 IN MCDUFFEE'S SUBDIVISION DESCRIBED AFORESAID; THENCE EAST ALONG SAID NORTH LINE EXTENDED EAST TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY AVENUE OF MCDUFFEE'S SUBDIVISION TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 30 IN MCDUFFEE'S SUBDIVISION OF PARTS OF SECTION 1,2,11 AND 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID MCDUFFEE'S SUBDIVISION, BEING A LINE 180 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MILWAUKEE AVENUE, 80 FEET MORE OF LESS, TO THE NORTHWESTERLY CORNER OF LOT 29 IN SAID MCDUFFEE'S SUBDIVISION; THENCE SOUTHWESTERLY ON THE NORTHWEST LINE OF SAID LOT 29, EXTENDED SOUTHWESTERLY, A DISTANCE OF 16 FEET TO THE OLD FENCE LINE; THENCE SOUTHEASTERLY, ALONG OLD FENCE LINE AND PARALLEL WITH THE SOUTHWEST LINE OF MC DUFFIE'S SUBDIVISION, 80 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF LOT 30, IN MC DUFFIE'S SUBDIVISION, EXTENDED SOUTHWESTERLY; THENCE NORTHEASTERLY, ALONG THE EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 30, A DISTANCE OF 16 FEET, TO POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS

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PLAT ACT AFFIDAVIT

State of Illinois }
County of Cook } SS.

Zygmunt Chrzastowski, being duly sworn on oath, states that he resides at 2859 Shannon Court, Northbrook, Illinois 60062. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

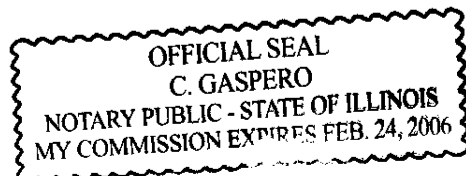
Affiant further state that makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Zygmunt Chrzastowski
Zygmunt Chrzastowski

SUBSCRIBED and SWORN to before me
this 18 day of January, 2006

[Signature]

(Notary Public)



TICOR TITLE