

Trustee's Deed



Doc#: 0612535058 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/05/2006 08:45 AM Pg: 1 of 5

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THIS INDENTURE made this 1st day of May, 2006 between U.S. Bank, N.A., duly authorized to accept and execute trusts within the State of Illinois, not personally but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated the 9th day of June, 1986, AND known as Trust Number 997-C party of the first part and METRO PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, party of the second part.

Address of Grantee: 455 East Illinois, Suite 565, Chicago, IL 60611

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 considerations in hand paid, does hereby convey and quit-claim unto said part of the second part, the following described real estate situated in Cook County, Illinois, to wit:

See attached Exhibit "A" for legal description.

Subject to: See attached Exhibit "B"

Commonly known as: 2500 West Roosevelt Road, Chicago IL 60608

Permanent Index Number: 16-13-425-001-0000; 16-13-425-002-0000; 16-13-425-003-0000; 16-13-425-004-0000; 16-13-425-005-0000; 16-13-425-006-0000; 16-13-425-007-0000; 16-13-425-008-0000; 16-13-425-009-0000; 16-13-425-010-0000; 16-13-425-011-0000; 16-13-425-012-0000; 16-13-425-013-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said parties of the second part, and to the proper use, benefit and behoof forever of said part y of the second part.

This deed is executed by the party of the first part, as Trustee, pursuant to 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, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered 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 one of its officers and attested by another of its officers, the day and year first above written.



U.S. Bank N.A.
as Trustee aforesaid, and not personally

Attest: [Signature]
Vice President

By: [Signature]
Land Trust Officer

Box 400-CTCC

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Angela McClain Land Trust Officer of U.S. Bank, N.A., a National Banking Association and Kyle Kirkham Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank 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 for the uses and purposes, therein set forth.

Given under my hand and Notarial Seal this 1st day of May, 2006 .

Elizabeth Nieman

Notary Seal



STATE TAX

STATE OF ILLINOIS

MAY - 3.06

0000005184

REAL ESTATE TRANSFER TAX
0475000
FP 103024

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY - 3.06

0000003183

REAL ESTATE TRANSFER TAX
0237500
FP 103022

REVENUE STAMP

CITY TAX

CITY OF CHICAGO

MAY - 3.06

5000003442

REAL ESTATE TRANSFER TAX
3562500
FP 103023

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

MAIL THIS RECORDED INSTRUMENT TO:	MAIL FUTURE TAX BILLS TO:	INSTRUMENT PREPARED BY:
<p>Felice Rose Schiff Hardin LLP 6600 Sears Tower Chicago, IL 60606</p>	<p>Metro Place LLC c/o MCL/Roosevelt @ Campbell, 455 E. Illinois St. Suite 565 Chicago, IL 60611</p>	<p>Angela McClain U. S. Bank, N.A. 104 N. Oak Park Avenue Oak Park, IL 60301</p>

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PHASE I

EXHIBIT A

LEGAL DESCRIPTION

That part of Silverman's West 12th Street Subdivision of the West Half of the South 9 ³/₄ acres of the West Half of the Southeast Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in the Subdivision of Lot 1 in James Longley's Subdivision of the South 183.5 feet of the East Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 2 to 10 and private alley in James Longley's Subdivision of the South 183.5 feet of the East Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, together with part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 13 aforesaid.

All taken as one tract described as follows: beginning at the Southeast corner of Lot 1 aforesaid; Thence North 00° 19' 25" West along the East line of said Lot being the West line of South Campbell Avenue for a distance of 314.44 feet; Thence South 89° 58' 28" West 627.41 feet to the East line of the West 20 feet of the Southeast Quarter of the Southeast Quarter aforesaid; Thence South 00° 20' 48" East along said East line 75.54 feet; Thence South 06° 34' 16" East 16.33 feet; Thence South 29° 45' 39" East 112.33 feet; Thence South 89° 59' 36" East 15.31 feet; Thence South 29° 53' 50" East 22.40 feet; Thence South 24° 37' 52" East 115.95 feet to the North line of 12th Street (Roosevelt Road); Thence North 90° 00' 00" East along said North line 496.29 feet to the point of beginning, in Cook County, Illinois.

Address: 2500 West Roosevelt Road, Chicago, Illinois

PINs:

16-13-425-001-0000
16-13-425-002-0000
16-13-425-003-0000
16-13-425-004-0000
16-13-425-005-0000
16-13-425-006-0000
16-13-425-007-0000
16-13-425-008-0000
16-13-425-009-0000
16-13-425-010-0000
16-13-425-011-0000
16-13-425-012-0000
16-13-425-013-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF PARCEL B TAKEN OR USED FOR 12TH STREET ALSO KNOWN AS ROOSEVELT ROAD.
2. RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF PARCEL B TAKEN OR USED FOR SOUTH CAMPBELL AVENUE.
3. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED FILLMORE STREET.
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED FILLMORE STREET FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
5. TERMS AND PROVISIONS OF AN AGREEMENT DATED SEPTEMBER 26, 1910 AND MADE AND ENTERED INTO BY AND BETWEEN AERMOTOR COMPANY AND THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AND DISCLOSED BY WARRANTY DEED RECORDED JULY 7, 1964 AS DOCUMENT 19177128.
6. GRANT DATED APRIL 2, 1965 AND RECORDED APRIL 12, 1965 AS DOCUMENT 19431839 FROM METALCRAFT CORPORATION, A CORPORATION OF DELAWARE TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OF A PERPETUAL RIGHT, EASEMENT PERMISSION AND AUTHORITY TO CONSTRUCT, ERECT, OPERATE, USE AND MAINTAIN, RELOCATE, RENEW AND REMOVE ELECTRIC TRANSMISSION LINES AND NECESSARY FIXTURES AND APPURTENANCES FOR TRANSMISSION OF ELECTRIC ENGERGY, TOGETHER WITH RIGHT TO TRIM TREES ETC., AND RIGHT OF INGRESS AND EGRESS OVER AND UPON FOLLOWING PROPERTY OF GRANTOR: THAT PART OF SILVERMAN'S WEST 12TH ST SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 29, 1877, AS DOCUMENT NUMBER 155599, AND VACATED JANUARY 21, 1896, AS DOCUMENT NUMBER 2336982, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF FILLMORE ST BEING ALSO THE NORTH LINE OF LOT 13 IN SAID SILVERMAN'S WEST 12TH STREET SUBDIVISION, SAID POINT BEING 17.95 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY A DISTANCE OF 100.53 FEET TO AN ANGLE POINT, SAID POINT BEING 21.65 FEET EAST FROM THE WEST LINE OF SAID LOT 13; THENCE SOUTHEASTERLY A DISTANCE OF 352.24 FEET TO A POINT ON THE NORTH LINE OF LOT 42 IN SAID SILVERMAN'S WEST 12TH STREET SUBDIVISION, SAID POINT BEING 67.23 FEET LAST OF THE NORTHWEST CORNER OF LOT 40 IN SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 42 A DISTANCE OF 10.17 FEET TO A POINT WHICH IS 57.06 FEET EAST OF THE NORTHWEST CORNER OF LOT 40; THENCE NORTHWESTERLY 116.06 FEET TO A POINT ON THE WEST LINE OF LOT 39 IN SAID SILVERMAN'S WEST 12 STREET SUBDIVISION WHICH IS 225.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH ALONG THE WEST LINE OF LOTS 39, 14 AND 13 AND SAID LOT LINES EXTENDED ACROSS VACATED STREET AND ALLEY OF SAID SILVERMAN'S WEST 12TH STREET SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 17.95 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT

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PART OF LOT 39 IN SAID SUBDIVISION, DESCRIBED AS FOLLOWS:: BEGINNING AS A POINT ON THE WEST LINE OF SAID LOT 39 WHICH POINT IS 23.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 39; RUNNING THENCE SOUTHEASTERLY 4.68 FEET ON A LINE WHICH IS PRODUCED WOULD INTERSECT THE SOUTH LINE OF LOT 38 IN SAID SUBDIVISION AT A POINT DISTANT 2 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON A STRAIGHT LINE 22.21 FEET TO THE WEST LINE OF SAID LOT 39 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 39 A DISTANCE OF 17.91 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

7. ~~RESERVATION BY THE CITY OF CHICAGO CONTAINED IN ORDINANCE RECORDED JANUARY 19, 1915 AS DOCUMENT 19361405 OF THE NORTH 15 FEET OF THAT PART OF VACATED FILLMORE STREET OF RIGHT OF WAY FOR EXISTING SEWER AND FOR INSTALLATION OF ADDITIONAL SEWERS OR OTHER MUNICIPALY OWNED SERVICE FACILITIES THEN LOCATED OR FUTURE SERVICES FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RESERVATION OF SUCH FACILITIES AND FURTHER PROVIDING THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED ON SAID RIGHT OF WAY. (AFFECTS PARCEL D)~~
8. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN KNOWN AS THE LAWDALE CONSERVATION PROJECT, A COPY OF WHICH WAS RECORDED MAY 20, 1992 AS DOCUMENT 20494541.
9. DOCUMENT NUMBER: 90309439 DATE OF RECORDING: JUNE 28, 1990
DOCUMENT NUMBER: 93360239 DATE OF RECORDED: MAY 13, 1993.

Cook County Clerk's Office