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TRUSTEE'S DEED



Doc#: 0625039096 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/07/2006 02:50 PM Pg: 1 of 3

THIS INDENTURE, made this 24th day of August, 2006, between HOWARD SCHNEIDER and TERRI K. SCHNEIDER, NOT INDIVIDUALLY, BUT AS CO-TRUSTEES OF THE HOWARD SCHNEIDER LIVING TRUST DATED FEBRUARY 21, 1991, as Grantors, and 2545 WEST FULTON, LLC, an Illinois limited liability company, of Glenview, Cook County, Illinois, as Grantee,

WITNESSETH, that Grantors, in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, do hereby Convey and Quit Claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois:

See Legal Description Attached Hereto as Exhibit "A"

Together with the tenements and appurtenances thereunto belonging.

Permanent Index Numbers: 16-12-411-052-0000; 16-12-411-053-0000
Address of Real Estate: 2545 West Fulton Street, Chicago, Illinois

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Co-Trustees by the terms and provisions of the trust agreement above mentioned, and of every other power and authority of Grantors hereunto enabling.

IN WITNESS WHEREOF, the Grantors, as Co-Trustees as aforesaid, have hereunto set their hands the day and year first above written.

THE HOWARD SCHNEIDER LIVING TRUST DATED FEBRUARY 21, 1991

This transaction is exempt under the provisions of paragraph 4(e) Section 31-45, of the Real Estate Transfer Tax Law

By: Howard Schneider
Howard Schneider, Co-Trustee

Zeynep Antal
Signature of Grantor, Grantee, or Representative

By: Terri K. Schneider
Terri K. Schneider, Co-Trustee

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Susan Harrington, a Notary Public in for said County, in the State aforesaid, DO HEREBY CERTIFY that Howard Schneider and Terri K. Schneider, Co-Trustees of THE HOWARD SCHNEIDER LIVING TRUST DATED FEBRUARY 21, 1991, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act and in their capacity as Co-Trustees of THE HOWARD SCHNEIDER LIVING TRUST DATED FEBRUARY 21, 1991, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of August 2006.



[Signature]
Notary Public

My commission expires:

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EXHIBIT "A" Legal Description

ALL THAT PARCEL of land with the building and improvements thereon erected situate in the City of Chicago, County of Cook, and State of Illinois, being in the Southeast Quarter of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian, consisting of Lots 5 through 10, inclusive, Lots 12 through 32, inclusive, the vacated alley lying north of and adjacent to Lot 12, and a portion of Rockwell Street lying west and adjacent to Lots 12 through 32 and said vacated alley in block in Davis addition to Chicago, being the east 15/16 of the South Half of the North Half of the Southeast Quarter of said Section 12; and also the West 13 feet (as measured along the north line) of Lot 3, the East 7 feet (as measured along the north line) and the West 36 Feet (as measured along the north line) of Lot 4, and also a portion of Lot 5 in County Clerk's Division of Block 1 in D. McIntosh's subdivision in part of the South Half of the Southeast Quarter of said Section 12 (except the West 25 feet thereof); bounded and described according to a plan of a survey made by Greeley-Howard-Morlin, Not Inc. dated January 12, 1978 and revised January 21, 1978, as follows, viz:

BEGINNING at the Northwest corner of Lot 10 (being the point of intersection of the southerly line of West Fulton Street and the westerly line of said Lot 10); thence eastwardly along the southerly line of West Fulton Street and the northerly line of Lots 10 through 5, aforesaid, 144.95 feet to the northeast corner of said Lot 5; thence southwardly along the easterly line of Lot 5, aforesaid, 110.05 feet to the southeast corner thereof and the intersection of the northerly line of vacated alley, vacated as per Document No. 18937879, thence westwardly along said described northerly line and the southerly line of Lots 5 through 10, aforesaid, 43.15 feet to the westerly line produced north of the vacated alley (vacated as per aforementioned Document No. 18937879) lying east of and adjacent to Lots 12 through 32, inclusive; thence southwardly along said westerly line and the easterly line of Lots 12 through 32, aforesaid, 520.33 feet to a point on the southerly line of said Lot 32 (being the southeast corner of said Lot 32); thence westwardly along said southerly line 60.25 feet, more or less, to a point on the east line of aforementioned West 13 feet of Lot 3; thence southwardly along the East line of the West 13 feet, aforesaid, 77.86 feet to a point on the Northerly line of Lake Street, as per Document No. 349790; thence westwardly along said northerly line of Lake Street 87.06 feet to a point 20 feet east of (measured at right angles) to the centerline of the near track formerly of The Philadelphia, Baltimore and Washington Railroad Company, as it was located on November 14, 1975; thence northwardly along a line 20 feet east of (as measured at right angles) and parallel with the centerline of said track 456.67 feet to a point on a curved line, convex northwesterly, having a radius of 427.12 feet and being concentric with said railroad track; thence northwardly along said curved line an arc distance of 147.61 feet to a point in the southerly line of Lots 5 through 10, aforesaid, extended west; thence eastwardly along said southerly line 26.46 feet to a point on the west line of Lot 10, aforesaid; thence northwardly along said west line 110.05 feet to the point of beginning.

CONTAINING 101,164 square feet, more or less, or 2.32241 acres, more or less.

TOGETHER with the existing railroad track and appurtenances thereto, located on the above described premises.

This Instrument Prepared by: Robert K. Polovin, Wolfe and Polovin, 180 North LaSalle St., Suite 2420, Chicago, Illinois 60601

After Recording Mail to:

Robert K. Polovin, Esq.
Wolfe and Polovin
180 N. LaSalle, Ste 2420
Chicago, Illinois 60601

Name and Address of Taxpayer:

2545 West Fulton, LLC
c/o Mr. Howard Schneider
2545 West Fulton
Chicago, Illinois 60612

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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, 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.

Dated August 24, 2006

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 24th day of August, 2006.



Notary Public [Handwritten Signature]

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 August 24, 2006

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 24th day of August, 2006.



Notary Public [Handwritten Signature]

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.