

ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED



After Recording Mail To:

MAJOR ENTERPRISES INC
8035 N. MILWAUKEE AVE #2
MILES IL 60714

Doc#: 0636249019 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2006 09:21 AM Pg: 1 of 4

Name and Address of Taxpayer:

ALBANY BANK TRUST CO
3400 W LAWRENCE
CHICAGO IL 60635

THIS INDENTURE, made this December 1, 2006 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 February 21, 2006, and known as Trust Number 11-6102, Party of the First Part, and, Albany Bank And Trust Company Trust No. 11-6117, 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 good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

See attached legal description, exhibit "A"

Property Address: 2714 N. Ashland, Commercial Space, Chicago, IL 60614
PIN # 14-30-405-048

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove forever of said Party of the Second Part.

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, 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, SUBJECT TO, Real estate taxes not yet due and payable and for subsequent years; Reciprocal Easement Agreement; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Grantee's mortgage, and acts done or suffered by the Grantee.

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

2/28
6709012
FREEDOM TITLE CORP.

2/28

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ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

City of Chicago
Dept. of Revenue
484052



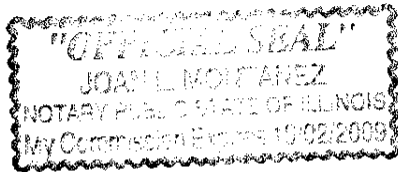
Real Estate
Transfer Stamp
\$0.00

12/21/2006 13:15 Batch 02511 12

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this December 1, 2006

[Signature]
Notary Public



Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

[Signature]
Buyer, Seller or Representative

12/15/06
Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

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Legal Description

LEGAL DESCRIPTION

THAT PART OF LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) WHICH LIES ABOVE HORIZONTAL PLANE HAVING AN ELEVATION OF 13.12 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW THE FOLLOWING DESCRIBED AND BOUNDING PLANES:

PLANE 1 (PART OF FULL HEIGHT CEILING)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 7.91 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 26.50 FEET AND DESCRIBED AS FOLLOWS:

WEST 38.38 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 1.51 FEET; THENCE WEST 0.94 FEET; THENCE SOUTH 0.85 FEET; THENCE WEST 7.66 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 7.44 FEET; THENCE SOUTH 15.23 FEET; THENCE EAST 1.15 FEET; THENCE NORTH 5.16 FEET; THENCE EAST 6.66 FEET; THENCE NORTH 3.40 FEET; THENCE WEST 6.66 FEET; THENCE NORTH 6.97 FEET; THENCE EAST 6.10 FEET; THENCE SOUTH 6.97 FEET; THENCE EAST 3.86 FEET; THENCE NORTH 3.54 FEET; THENCE EAST 15.70 FEET; THENCE SOUTH 1.31 FEET; THENCE EAST 15.72 FEET; THENCE SOUTH 18.71 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 2 (PART OF LOWER CEILING AT EAST ENTRANCE)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 1.61 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.85 FEET AND DESCRIBED AS FOLLOWS:

WEST 6.30 FEET; THENCE NORTH 18.71 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 0.88 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.44 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 2.03 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.58 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 1.49 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 3.29 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 3 (PART OF LOWER CEILING DEFINED BY SOFFIT RUNNING ALONG BUILDING SOUTH WALL)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 2.31 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 24.25 FEET AND DESCRIBED AS FOLLOWS:

WEST 43.98 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 2.36 FEET; THENCE EAST 20.38 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.40 FEET; THENCE SOUTH 0.85; THENCE EAST 12.45 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.33 FEET; THENCE SOUTH 0.85 FEET; THENCE EAST 11.42 FEET; THENCE NORTH 0.85 TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

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PLANE 4 (PART OF CEILING UNDER THE NORTH STAIRWAY LEADING TO SECOND FLOOR) COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 57.88 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 15.25 FEET; THENCE SOUTH 6.67 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35; THENCE WEST 6.66 FEET; THENCE SOUTH 0.40 FEET; THENCE WEST 1.15 FET; THENCE SOUTH 3.00 FEET; THENCE EAST 7.81 FEET; THENCE NORTH 3.40 FEET TO THE PLANE HAVING AN ELEVATION 22.00; THENCE NORTH 7.04 FEET; THENCE EAST 3.30 FEET; THENCE EAST 5.80 FEET DESCENDING TO ELEVATION 16.90; THENCE EAST 5.80 FEET; THENCE EAST 4.10 FEET DESCENDING TO ELEVATION 13.12; THENCE SOUTH 3.50 FEET; THENCE WEST 4.10 ASCENDING TO ELEVATION 16.90; THENCE WEST 5.80; THENCE WEST 5.80 ASCENDING TO ELEVATION 22.00; THENCE SOUTH 3.54 FEET; THENCE WEST 3.30 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35.

ALL IN J. F. HAYNE'S ADDITION TO CHICAGO, IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2714 N. ASHLAND AVE., CHICAGO, ILLINOIS 60614
PIN # 14-30-405-048-0000

Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Reciprocal Easement Agreement;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee

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PIN # 14-30-405-048-0000