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Trustee's Deed

THIS INDENTURE made this 23rd day of April, 2007 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, 1946 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.



Doc#: 0712233186 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2007 01:50 PM Pg: 1 of 7

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:

Legal Description: See attached Exhibit "A"

Subject to: See attached Exhibit "B"

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

Permanent Index Number: 16-13-425-001-0000

Box 400-CTCC

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.

f/k/a Colonial Bank & Trust Company
as Trustee aforesaid, and not personally

Attest:

Land Trust Officer

By:

Vice President

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STATE OF ILLINOIS)

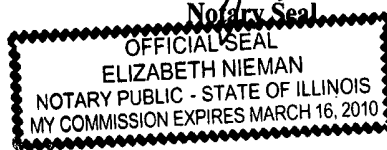
) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO **HEREBY CERTIFY** that June Stout Vice President of U.S. Bank, N.A., a National Banking Association and Angela McClain Land Trust Officer 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 23rd day of April, 2007.

Elizabeth Nieman



STATE OF ILLINOIS



MAY.-1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007473

REAL ESTATE
TRANSFER TAX

05250.00

FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.-1.07

REVENUE STAMP

0000005511

REAL ESTATE
TRANSFER TAX

02625.00

FP 103022

CITY OF CHICAGO



MAY.-1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005027

REAL ESTATE
TRANSFER TAX

39375.00

FP 103023

MAIL THIS RECORDED INSTRUMENT TO:	MAIL FUTURE TAX BILLS TO:	INSTRUMENT PREPARED BY:
MCL Companies 90 Felice B. Rose, Esq. Schiff Hardin LLP 6600 Sears Tower Chicago, IL 60611	Metro Place LLC 90 MCL Companies of Inc. 455 E. Illinois Suite 565 Chicago, IL 60611	Angela McClain U. S. Bank, N.A. 104 N. Oak Park Avenue Oak Park, IL 60301

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Phase II

EXHIBIT A LEGAL DESCRIPTION

That part 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, described as follows:

Commencing at the Southeast corner of Lot 1 in the Subdivision of Lot 1 in James Longleys 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 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 to the point of beginning; 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 North 00° 20' 48" West along said East line 260.19 feet to the South line of West Filmore Street; Thence South 89° 59' 29" east along said South line 196.0 feet; Thence North 00° 00' 31" East 33 feet; Thence South 89° 58' 29" East 431.32 feet to the West line of South Campbell Avenue; Thence south 00° 19' 25" East along said West line 292.69 feet to the point of beginning, in Cook County, Illinois.

Containing 177,351 square feet or 4.07 +/- Acres

PINs: 16-13-425-001-0000

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES - 2007 AND SUBSEQUENT YEARS.
2. ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 1.01 TO 1.40, AS SHOWN ON PLAT OF SURVEY NUMBER 2007-08289-001 PREPARED BY GREMLEY & BIEDERMANN DATED APRIL 13, 2007.
3. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY UNDISCLOSED AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2007-08289-001 PREPARED BY GREMLEY & BIEDERMAN DATED APRIL 13, 2007 .
4. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED FILLMORE STREET.
5. 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.
6. 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.
7. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE URBAN RENEWAL PLAN KNOWN AS THE LAWNDALE CONSERVATION PROJECT, A COPY OF WHICH WAS RECORDED MAY 20, 1968 AS DOCUMENT 20494541.
8. 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 ERECTED ON SAID RIGHT OF WAY.
9. 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

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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 EAST 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 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.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Charles Mack and Gwyn Mack being the beneficiaries under that certain Trust Agreement dated June 9, 1986 and known as Trust No. 997-C, with US Bank, N.A., as Trustee of the Trust, being duly sworn on oath, state that they reside at 6926 N. Medford, Chicago, Illinois 60646 and that the attached deed is not in violation of 765 ILCS 205/1 for the following reason:

1. The conveyance to which the deed pertains involves the sale or exchange of parcels of land between owners of adjoining and contiguous land.

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

Further the affiant sayeth not.

[Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned have executed and delivered this Affidavit this 24th day of April, 2007.

US Bank, N.A., Successor Trustee to Colonial Bank and
Trust Company of Chicago, as Trustee under Trust
Agreement dated June 9, 1986 and known as Trust No. 997-C

By: *Charles Mack*
Charles Mack, Beneficiary

By: *Gwyn Mack*
Gwyn Mack, Beneficiary

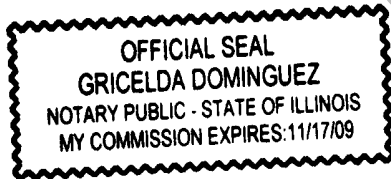
SUBSCRIBED AND SWORN to before me

this 24th day of April, 2007.

Gracela Dominguez
Notary public

CKPLATAF

CHI\4941120.2



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