



Doc#: 0815434083 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/02/2008 02:15 PM Pg: 1 of 4



TRUSTEE'S DEED

This Indenture, made this 21st day of May, 2008, between ATG Trust Company, an Illinois Corporation, as Successor Trustee to Northern Trust Company, Successor by Merger to Northern Trust Bank/Lake Forest N.A. *, qualified to do trust business under and by virtue of the laws of the State of Illinois, under the provisions of a deed or deeds duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of April, 1970, and known as Trust Number 3189, party of the first part, and 5704 Building LLC, an Illinois limited liability company of 5420 South Ellis, Chicago, Illinois 60615, party of the second part.

* formerly known as First National Bank of Lake Forest
Witnesseth. That said party of the first part, in consideration of the sum of 10.00 Dollars, and other good and valuable considerations in hand paid, 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 legal description Exhibit A attached and made a part hereof.
Subject to: covenants, conditions and restrictions of record; public and utility easements, existing leases and tenancies, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes for the year 2007 and subsequent years, and any Permitted Exceptions set forth in Exhibit B attached hereto.

Permanent Tax Number: 20-14-222-002-0000
Permanent Tax Number: 20-14-222-036-0000

together with the tenements and appurtenances thereunto belonging.
To Have and To Hold the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.
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 or mortgage (if any there be) of record 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 its Peggy Peters Trust Officer, the day and year first above written.

ATG TRUST COMPANY, as Trustee aforesaid

By Trust Officer

Street address of above described property: 5704-06 S. Harper/1449-53 E. 57th St., Chicago, Illinois 60637

Handwritten notes on the left margin: 4/3, 2/13, SA 3235042, PM, LMS, REAS, CT

Box 334

Handwritten initials: 4/15

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
 COUNTY OF LAKE) HEREBY CERTIFY that Peggy Peters
 Trust Officer of the ATG TRUST COMPANY, a Corporation, personally known to me
 to be the same person whose name is subscribed to the foregoing instrument as such
Peggy Peters Trust Officer, appeared before me this day in person
 and acknowledged that he/she signed and delivered the said instrument as his/her own
 free and voluntary act, and as the free and voluntary act of said Corporation, for the
 uses and purposes therein set forth; and the said Peggy Peters Trust
 Officer did also then and there acknowledge that he/she, as custodian of the corporate
 seal of said Corporation, did affix the said corporate seal of said Corporation to said
 instrument as his/her own free and voluntary act, and as the free and voluntary act of
 said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of May, 2008

Maura Mannix
 Notary Public



Mail this recorded instrument to:


JAMES E. KOSTRO
4928 S. CICERO AVE.
CHICAGO, IL. 60638

This instrument prepared by:

ATG Trust Company
 265 East Deerpath
 Lake Forest, IL 60045


Mail future tax bills to:

ZORICA LEVIC
5420 S. ELLIS
CHICAGO, IL. 60615

STATE OF ILLINOIS
 STATE TAX  JUN.-2.08
 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03950.00
FP 102808


0000001536

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
 JUN.-2.08
REVENUE STAMP

0000108727

REAL ESTATE TRANSFER TAX
01975.00
FP 102802



CITY TAX
CITY OF CHICAGO
 JUN.-2.08
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002563

REAL ESTATE TRANSFER TAX
41475.00
FP 102805

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 9, 10, 11, 12, AND 13 IN ROSALIE VILLAS, A SUBDIVISION BY ROSALLIE A. BUCKINGHAM OF THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 17 ACRES AND WEST OF THE ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS

ALSO

THE EAST 35.7 FEET OF THE NORTH 75.6 FEET OF LOT 10 IN THE COUNTY CLERK'S DIVISION OF THE NORTH 1/2 OF THE WEST 17 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, AFORESAID, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. Lease made by Subway Real Estate Corp., tenant, from Midway Management Inc., landlord, dated February 1, 2003, a memorandum of which was recorded June 24, 2004 as Document No. 0417603092, demising the land for a term of years beginning February 1, 2003 and ending January 1, 2008, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Three 5 years renewal periods at tenants' option.

2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Terms, powers, provisions, and limitations of the trust under which title to the land is held.
4. Agreement recorded as Document 891548 for a party wall on the west side of Parcel 2, aforesaid.
5. Easement over the East 13.7 feet of the North 75.6 feet of Lot 10, aforesaid, for the free and unobstructed passage from 57th Street as granted by instrument recorded as Document 625413.
6. Easement for free and unobstructed passage over the East 13.7 feet of the North 90 feet of Lot 10 and other property as disclosed by decree entered in Case 35S6155.
7. Condition recorded as Document 598628 that the land shall forever be kept free of buildings except bay windows.
8. Conditions in Document 698628 that the land shall forever be kept free of buildings except bay windows with provisions.